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East County Area General Plan

A Draft Proposal was prepared by the
East County Area General Plan Review Committee
with the assistance of
Contra Costa County Planning Department
in April 1976
which was approved by the
Contra Costa County Planning Commission
on June 28, 1977
and which was further approved by the
Contra Costa County Board of Supervisors
on April 4, 1978

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A draft proposal of the East County Area General Plan was prepared by the East County Area General Plan Committee with the assistance of the Contra Costa County Planning Department. The citizen's committee includes the following persons:

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The purpose of this study is to determine the effect of the treatment on the response of the subjects.

The subjects were divided into two groups: the control group and the treatment group. The control group received a placebo, while the treatment group received the active ingredient. The subjects were then monitored for a period of 12 weeks.

The results of the study showed that the treatment group had a significantly higher response rate than the control group. This suggests that the treatment is effective in improving the response of the subjects.

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INTRODUCTION

The purpose of this Area Plan is to revise the existing General Plan of Contra Costa County, as it pertains to the easterly portion of the county generally defined as being east of Bridgehead Road, Deer Valley Road and Vasco Road, as shown on the Location Map. This portion of Contra Costa County has long been a rural agricultural area experiencing only limited demand for urban growth. However, in the past several years the demand for the subdivision of agricultural lands has been on the increase, thus producing a growth pattern lacking appropriate services.

The process of premature subdivision has caused many instances of dividing prime agricultural lands into smaller parcels which can not be farmed economically, thereby depriving the region and the state of food and fiber production and putting additional economic pressure on nearby agricultural holdings, while rendering the provision of services more costly and inefficient.

Attempts to slow the trend toward the division of agricultural lands and to preserve prime land for agricultural production, caused the establishment of an East County Reserve Area designation in the Open Space and Conservation Element of the General Plan. The Reserve Area status was established until the community and the County could jointly develop an appropriate Area Plan to guide future development in East County.

The East County General Plan Review Committee, a citizen advisory group, was appointed by the Board of Supervisors to develop an Area Plan for the East County Planning Area with the assistance of the County Planning Department. This Area Plan is the result of over two years of work. It consists of both text and maps, which together constitute an amendment to the County General Plan and its component elements.

The broad objectives of this General Plan are:

To establish a pattern of land uses which will promote a high degree of health, safety and efficiency for the well being of the East County area.

To provide for the maintenance and viability of the agricultural community.

To relate new development directly to the provision of community facilities necessary to service that development.

To update and bring together the various land use elements of the General Plan for the area.

To integrate selected special purpose elements into one General Plan document.

The basic concepts underlying the Plan are simple; in order to preserve the best agricultural areas for intensive agricultural uses, such as truck farming, orchards, and row crops, the prime agricultural soils are delineated and designated for continued agricultural use, while on less desirable and productive soils other land uses are also permitted. Recreational uses are permitted in the proximity

of the recreational waterways, while residential uses at suburban densities are delineated in clusters where major circulation elements, and water and sewer services are either already available or can be logically extended. In addition, safety considerations relating to flooding and other natural hazards are taken into account in determining the location and intensities of future land uses.

The resulting Area Plan accommodates not only the 1975 population of approximately 15,000, but also provides for the additional 10,000 persons expected to move into the Planning Area by 1990. The holding capacity (the population which could be accommodated pursuant to the Plan policies) exceeds 68,000. This excess of capacity beyond anticipated growth demand allows a very substantial margin for alternative development choices.

It is expected that the Area Plan will be reviewed periodically, and revised if necessary.

BACKGROUND FOR PLANNING

This Area Plan is based on data in a series of six background reports which were prepared to provide the East County General Plan Review Committee with information required for its work. Subjects covered in detail included population characteristics, community facilities, physical resources, transportation, economic characteristics, and land use and zoning. The reports are on file with the County Planning Department.

DEVELOPMENT TRENDS

The Planning Area covers 184 square miles (25.5 percent of the total County area) and contains a population of approximately 15,000 (in 1975) at a density of 75.6 persons per square mile. This low population density, combined with moderate population growth, characterizes the generally rural-suburban nature of the area. The population is largely concentrated in small communities (Brentwood, Byron, Bethel Island, Oakley, Discovery Bay and Knightsen) primarily oriented to Highway 4.

POPULATION GROWTH

Contra Costa County as a whole experienced rapid growth during the period of 1940 to 1975, while East County experienced a slow but gradual growth during the same period. The County as a whole grew rapidly from a pre-war population of 100,500 to a 1975 population of 582,829 persons, an increase of 480 percent. Over the same thirty-five year period, East County population increased from 5,606 to 15,228, a 172 percent increase.

The Planning Area consistently exhibits a higher population of elderly residents than the County as a whole. It also contains a minority population of approximately 17.9 percent, largely of Mexican and Mexican-American ethnic which is higher than the percentage of the County as a whole.

Population estimates for the next ten years, utilizing various growth rate assumptions well in excess of past experience, indicate that between 18,000 and 25,000 persons would reasonably be expected to reside in the East County Planning Area by 1990. These estimates are on the high side, reflecting the increased growth rate of the early 1970's.

Brentwood, the largest and only incorporated community in the Planning Area, was established in 1874 and incorporated in 1948. Historically, community growth in the Planning Area has been gradual, with no significant peaks at any one time. This gradual growth of the Planning Area as a whole is reflected in Brentwood; however, the city is experiencing an increased growth rate. It contained 3,700 persons in 1975, an increase of 38.2 percent since 1970, brought about through both annexations and development.

Oakley, Byron and Knightsen¹ were developed as railroad-oriented communities in the late 1800's. In 1975 Oakley had a population of approximately 3,000 and Byron of approximately 450. Both communities have experienced fluctuations in population over time and appear to be experiencing an upswing at the present

¹Boundaries as defined by the Contra Costa County 1975 Census.

time. The 1975 population for Knightsen was 91. Bethel Island, basically a recreation and retirement community, had a 1975 population of 1,400 persons.

ENVIRONMENTAL FACTORS

CLIMATE

The climate of the East County Planning Area is a modified Mediterranean type. The winters are mild but rainy and the summers are moderate to hot and subject to drought. The region's topography causes a considerable variation in rainfall and temperature in different portions of the area with rainfall ranging from 17 inches in the southwest hills to less than 12 inches in the eastern Delta. Approximately 90 percent of the precipitation falls in the months of October through April. The climate is conducive to productive agricultural operations.

GEOLOGY AND SOILS

The geologic "formations" exposed in the East County Planning Area differ in age, origin, rock characteristics, and engineering properties. The southwest portion of the Planning Area is rugged and hilly, falling off into the valley floor to the east.

Dominating the western fringe of Planning Area are the hills of the Diablo Range. The gentle to moderate slopes (5 to 15 percent) of the foothills have characteristics similar to valley soils and the steeper upland slopes. Generally speaking, grazing is the predominant use of this transitional zone with a few orchards existing on the shallower slopes.

Along the eastern perimeter of the Planning Area are found the Delta Islands.

The Planning Area contains approximately 17,000 acres of prime agricultural soils (Class I and II--SCS Soil Survey). They are intensively farmed, mainly supporting orchards, annual row crops, alfalfa, and other pasture crops. These soil types encompass most of the area around Brentwood extending basically in southerly, easterly, and northerly directions.

Most soils in the Planning Area are suited to some form of agricultural pursuit. The exceptions are the marsh areas, rock outcrops, the dense oak woodlands found on some north-facing slopes, quarry sites, and those areas which are now developed into urban uses.

FLOOD PLAIN

Approximately 43,000 acres of the Planning Area, the entire north and east fringe of the Planning Area, fall within the 100 year flood plain. Thousands of acres of the Delta lowlands and islands are protected from floods and high tides by a network of man-made levees, some of which are over 100 years old. Many of the levees are in poor condition and need to be rehabilitated. Land subsidence, which results in ever-increasing pressures on the levees, further

compounds the problem. Consequently, the Delta experienced major levee failures with resulting flooding. Since 1950, Webb Tract and Quimby Island have flooded; Webb Tract and Quimby Island have since been reclaimed.

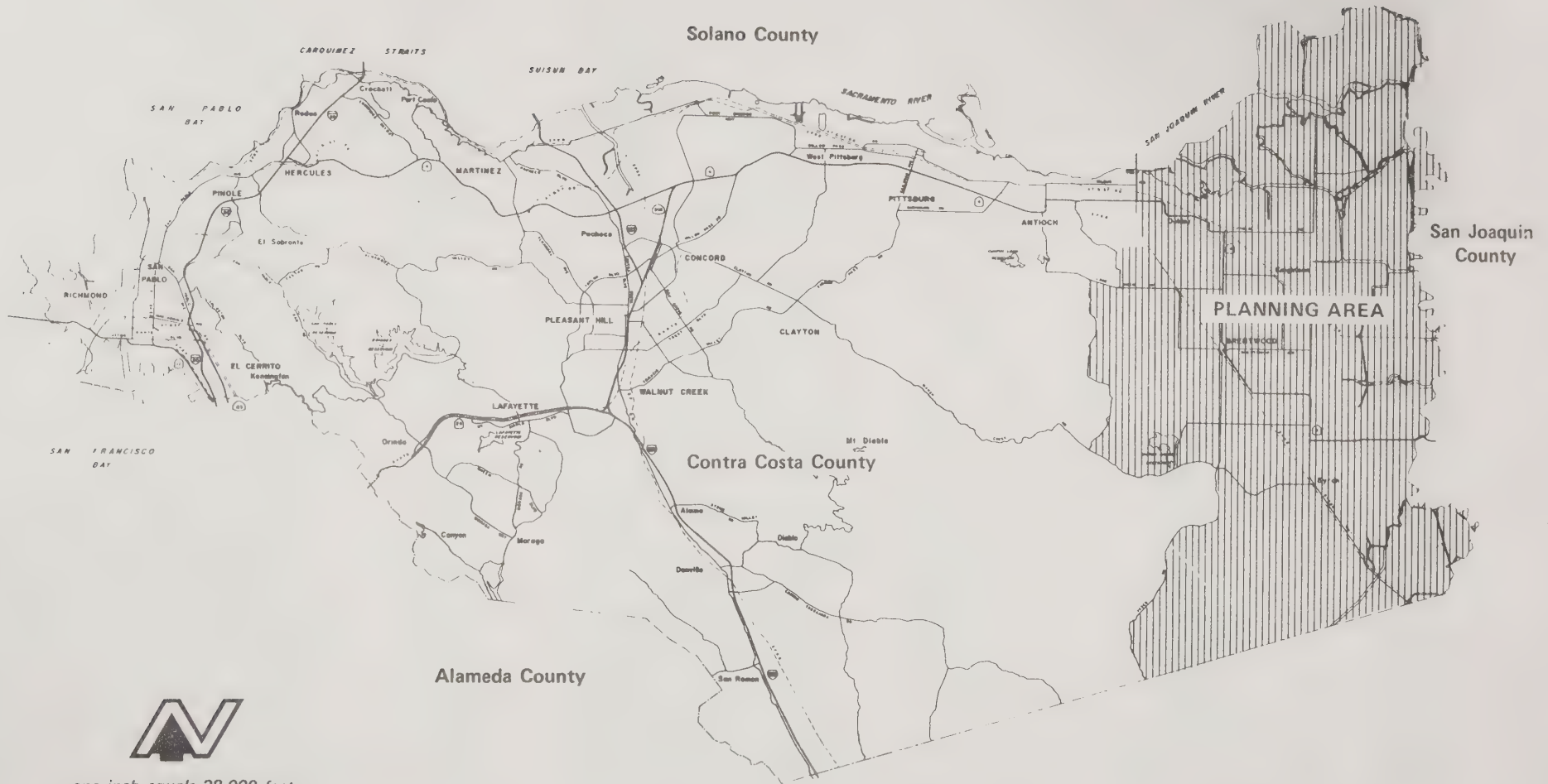
Based on past flooding experience and the vulnerability of the levees to ground-shaking effects of major earthquakes, the Delta islands and other low-lying lands are considered to be subject to flooding. U.S. Geological Survey Maps, 1973, indicate that the area below the 10-foot contour is flood prone (i.e., may be inundated by a 100 year flood). This includes the Delta islands and lowland areas north and northwest of Knightsen. Special consideration must be given this factor in the design and approval of development in these areas.

VEGETATION

The dominant species are the introduced annual grasses and flowering plants which have their maximum growth during the winter rainy season. Open woodland-grass combinations are found along the north and northwest-facing slopes with blue oak, interior live oak, and California buckeye the principal tree cover. In more sheltered areas such as canyons where more moisture is available, and in areas of greater rainfall, the woodland growth is more dense. The foothills and steep uplands constitute some of the best coastal grazing land in the State. Grass hay is cut near the Alameda County border.

In the Planning Area, marshland is confined to the small "channel islands" scattered along the sloughs and Old River. Because of silting, portions of Big Break are returning to their original marshy condition. Vegetation here consists principally of sedges, common tule, bull tule, willow, cottonwood, and many flowering plants. Streamside plant associations are located in stream channels, canyon bottoms, and along many levees. They include the same species as the hillside woodlands plus willow, alders, cottonwood, and other trees and shrubs requiring an abundance of water. The riparian vegetation helps to reduce bank and levee erosion, maintains wildlife populations, and contributes to scenic and recreation values.

LOCATION MAP



GOALS AND POLICIES

The Area General Plan is intended to meet the planning goals outlined below. The goals describe the kind of environment considered desirable. The policies enunciated are designed to provide means of achieving the goals.

Goals and policies were formed for each of the following: Agriculture, planned communities, recreation community, recreation, industry, circulation and community facilities.

AGRICULTURE

GOAL

To encourage the preservation and enhancement of agriculture.

POLICIES

Preserve designated prime agricultural lands for agricultural use.

Encourage and maintain the integrity of viable agricultural lands.

Provide for the subdivision of agricultural land to an extent compatible with surrounding agricultural uses and zoning.

Make agricultural zoning reflective of agricultural use.

Provide a circulation system appropriate to rural development to support land uses and economic activity.

Encourage water reclamation and other physical development projects which would increase, enhance, and protect agricultural land and its production capabilities.

Encourage research into means of maintaining and improving the economic viability of agriculture in East County.

Real estate taxes levied on agricultural lands should be assessed on the basis of agricultural use, not potential urban development values.

PLANNED COMMUNITIES

GOAL

To develop a "sense" of community through the development of safe, healthful and attractive living environments and a range of housing styles, types, and cost ranges to suit varying needs and desires; to ensure that land uses are mutually/compatible, functional, and aesthetically pleasing; and to provide balanced levels of commercial and office development, community

facilities and coordinated circulation, which will maintain and complement the rural nature of the area.

POLICIES

Give highest priority to the preservation of prime agricultural soils; urban development should be directed to areas of non-prime soils.

Encourage contiguous growth in an orderly and efficient manner.

Require existing and future urban development to be serviced by urban utilities and facilities, such as sewer and water services, when available.

Develop balanced communities through the integration of all urban uses with equitable land use allocations and the provision for appropriate community facilities.

Develop land use and circulation plans appropriate to each community, with higher residential densities permitted in Oakley, Byron and Knightsen townsites when water and sewer services are developed.

Create an East County project review committee (advisory) with the capacity to review and advise concerning proposed projects.

RECREATION COMMUNITY

GOAL

To provide and maintain a water-oriented recreation community supported by necessary residential and commercial development.

POLICIES

Define land use allocations appropriate to water-related recreation, to ensure balanced and contiguous growth compatible with the Delta's unique ecology.

Require existing and future urban development to connect to service facilities (water and sewer) when available.

RECREATION

GOAL

To allow recreational development only in a manner which complements the natural features of the area, including the topography, waterways, vegetation and soil characteristics; to protect and enhance attributes of the Delta; and to preserve and maintain historic sites.

POLICIES

Distribute and manage recreation activity according to the area's carrying capacity with special emphasis on controlling adverse environmental impact, conflict between uses, and trespass. At the same time recognize the regional importance of the area's recreation resources.

Promote levee improvement programs.

Obtain a well balanced distribution of local parks, related to the character and intensity of present and planned residential development.

INDUSTRY

GOAL

To provide and maintain employment centers appropriate to the rural nature of the area and to aid in developing the economic base of the Planning Area through new employment opportunities.

POLICIES

Concentrate industrial development in areas immediately adjacent to major transportation corridors.

Encourage the development of agriculturally related industry which will enhance the continued productivity of agriculture.

Encourage industries which have the capability of employing East County residents.

Define auto dismantling activity as an industrial use and confine its future development to designated industrial areas.

CIRCULATION

GOAL

To achieve a safe, efficient, and coordinated transportation system capable of serving and supporting the citizens and the economic base of the area, and to minimize conflict between agricultural and urban land uses.

POLICIES

Provide a circulation system appropriate to rural development to support various land uses and economic activity.

Provide for controlled access onto Highway 4 within areas designated for residential development growth in the Planned Communities.

Encourage the use of buffer zones between residential areas and major transportation corridors and industrial facilities.

Route new arterials around rather than through residential areas.

Plan a system of bicycle paths and hiking trails to connect community facilities, residential areas, and the business district, as well as points of interest outside the community utilizing existing public and semi-public right-of-way.

Reduce the dependence on the automobile by encouraging the patronage of public transportation.

Maintain the present road system in designated agricultural regions, with improvements confined to upgrading of structural deficiencies such as road widths, alignment, and drainage.

Develop roads in hill areas to conform with topography in order to minimize disturbance of slope and natural features of the land.

COMMUNITY FACILITIES

GOAL

To obtain maximum benefit from existing public structures; to provide adequate public services, cultural and recreational facilities for residents of all ages.

POLICIES

Provide civic, cultural and recreational facilities adequate to handle present and future demand.

Maintain and upgrade existing public utility, fire, police and all other public services as needed to adequately protect and serve existing and new development.

Utilize existing and future public facilities, such as schools, libraries and communities halls, as neighborhood activity centers.

Preserve and restore wherever possible, areas and structures of historic significance.

THE GENERAL PLAN ELEMENTS

State law requires local government to prepare and adopt a General Plan, including as a minimum elements of land use, housing, circulation, scenic routes, open space, conservation, safety, seismic safety and noise. This Area General Plan includes the required elements of land use, circulation and open space as well as the optional elements of recreation, trails and community facilities. Housing, conservation, safety, seismic safety, scenic routes and noise are addressed in Countywide elements and are referenced to the Countywide Elements.

This Area General Plan is designed to detail the General Plan elements named above, as they relate to the East County Planning Area. Elements which are not amended by this Area Plan continue to be in effect as the governing county policy throughout the county, including the East County area.

The Area General Plan consists of both maps and text. The text outlines the plan policies, and the Plan maps delineate the distribution and location of land uses, roads, facilities and other features.

The Area General Plan elements provide for the continuance and enhancement of agricultural activities, orderly growth of communities, the future growth of industry, all served by appropriately located roads and community facilities. Provision of future road improvements, flood control works and other major public projects should be coordinated with and partly paid by private development, so that the required public capital expenditures will not cause major increases in property taxes.

The Plan designates large acreages of land for continued agricultural and rural activity in the Planning Area. In addition, it provides for a substantial area designated for suburban development. The developable area is substantially larger than that required for a potential population of 25,000. It is expected that the provision of an excess area for development will have two positive results: (1) pressures to develop lands designated for agriculture will be reduced, and (2) the development area is sufficiently large to allow for alternative locational choices.

The Plan provides for balanced growth through designation of appropriate areas for a variety of uses, including land for residential, commercial and industrial uses. The development of the commercial and industrial areas will strengthen the Planning Area economy and provide for further employment opportunities for residents of the Planning Area.

LAND USE ELEMENT

The Land Use Element of the Area General Plan uses the following land use categories, discussed in greater detail below, and describes their disposition:

Agriculture

- Agricultural Core
- Agriculture-Recreation
- Agriculture-Residential

Planned Community and Recreation Community

Residential

- Single Family (Low, Medium and High Density)
- Multiple Family (Low and Medium Density)

- Urban Density
- Rural Density
- Commercial
- Office
- Light Industry
- Commercial Recreation
- Public/Semi-Public

Recreation

- Major Parks/Recreation Areas
- Local Parks
- Historic Sites
- Trails

Industry

The location of land uses is shown on an overall map of the Planning Area, and the individual uses within the "Planned Community and Recreation Community" category are shown on larger scale maps which specify the land uses within the "Planned Communities" of Oakley-Brentwood, Byron, Knightsen, and Discovery Bay, and the "Recreation Community" of Bethel Island/Sand Mound Slough.

AGRICULTURE

The economy of eastern Contra Costa is based primarily on agriculture and related industries. The Planning Area contains approximately 40 percent of the County's agricultural land and it produced an average income of more than \$27,000,000 from 1970 to 1974, an average of 72.8 percent of the County's agricultural total for the same period.

Acreage in agriculture in Contra Costa County diminished from 299,954 in 1960 to 244,705 in 1970, a decrease of 18 percent.¹ The reasons for this reduction include among others urbanization, land permanently taken out of agriculture production, and land converted to recreational use.

The primary objective of this Area General Plan is the preservation of productive agricultural lands in the Planning Area on prime soils, so that viable agricultural activity may continue. In order to achieve this goal, a number of

¹ Contra Costa County Agriculture Department.

land use policies must be adopted, existing zoning and other ordinances refined, and new and effective programs developed and implemented.

A number of factors inhibit the future viability of agricultural operations in eastern Contra Costa County. A major problem pertains to small parcel size. Where parcels are small it is more expensive to farm the land because of costs involved in moving equipment from parcel to parcel and the limitations on the manner in which insecticides and fertilizers may be applied.

Land suitable for agriculture may also be suited for urban development, primarily because it is flat and easy to build upon. Through the minor subdivision process, large acreages can ultimately be divided into five acres lots with exceptions granted from development plans and improvements normally required for major subdivisions. This process fragments existing agricultural land and places an additional burden on the farmers in the area who wish to continue farming. Division into smaller parcels often also results in higher assessments and higher real estate taxes, and may render agricultural operations economically infeasible.

Market valuation of farm land and the resultant tax burden levied on them is another impact on agricultural viability. A problem arises when viable farm land is assessed at a speculative value for urban use rather than one reflective of farm values.

When agricultural and residential uses adjoin, a number of directly associated problems often develop. In general, residential areas hamper the farmer trying to operate his farm in an efficient manner, and the farm use may annoy nearby residents. Very low residential densities would minimize these conflicts.

The policies of this Plan will exclude suburban development from agricultural areas, and will permit only basic agricultural and rural and recreation uses in these areas. Services and facilities, in turn, will be based upon rural and agricultural needs. On the other hand, the Plan acknowledges the existence of certain non-conforming prior parcels and ownerships in all land use areas.

Agricultural Core

Approximately 14,600 acres (12 percent of the Planning Area) are designated as the Agricultural Core. These are prime agricultural lands with soils rating as Class I or Class II in the land use capability classification of the U.S. Department of Agriculture Soil Conservation Service. Most lands shown in this category are now used for agricultural purposes and are expected to continue in this use.

Agricultural pursuits in the Agricultural Core should be protected by requiring a 10 acre minimum parcel size to maintain economically feasible commercial-agricultural units. The creation of small uneconomical units will be discouraged by land use controls, so that it will be unnecessary for property owners to market the land in small parcels.

The Blue Goose Farm Labor Camp facility, located southerly of the City of Brentwood along Highway 4, provides much needed housing for farm workers and their families. Current efforts to upgrade and improve these facilities are deemed to be consistent with the provisions of this land use category.

Agriculture-Recreation

A 20 acre minimum parcel size is applied in this category. It encompasses the Delta islands and Delta lowlands which may be subject to occasional flooding. Both have potential recreational value, but will remain primarily in agricultural use during the plan period. However, if future economic conditions or urban pressures cause a change in the use of these lands, future recreational uses should not conflict with the predominant agricultural uses. Recreational development should be limited to areas where compatible with agricultural uses, and full protection from a 100-year flood and urban levels of services may not be provided in the foreseeable future in these areas. Approximately 32,111 acres (27 percent of the Planning Area) are designated for this use.

Docks and marinas permitted by the implementing zoning district shall be considered for approval in certain areas based on the following criteria:

Where projects can be clustered and located adjacent to similar uses.

Along waterways having an adequate channel width as defined by the State Harbors and Navigation Code.

In areas having adequate public vehicular access.

Where offsite improvements, such as required access roads, can be assigned to development.

Where adequate onsite sewage disposal can be provided.

Where located in an area served by a public fire protection district.

Agriculture-Residential

Lands designated Agriculture-Residential are located essentially west and north of the Agricultural Core, encompassing the steeper slopes and foothills of the Planning Area, totaling approximately 53,896 acres (45 percent of the Planning Area). This area, due to its lower agricultural value, may be allowed to develop at a very low density, permitting parcels as small as 5 acres subject to applicable health and safety standards. In certain areas designated Agriculture-Residential, a pattern of one acre parcels has already been established. In these areas the Planning Commission may allow the division of land to the predominant parcel size under exceptional circumstances, subject to appropriate criteria to be adopted by the Planning Commission.

Most of the Agriculture-Residential area should not be required for development during the planning period; therefore, existing extensive agriculture should be encouraged to continue.

East County Area General Plan



LEGEND

- | | |
|----------------------|---------------------------|
| Planned Community | Agriculture - Recreation |
| Recreation Community | Agriculture - Residential |
| Industry | Public & Semi-Public |
| Recreation | Water |
| Agricultural Core | Area Boundary |

PLANNED COMMUNITIES AND RECREATION COMMUNITY

Achievement of the goal of preserving productive agricultural lands can only be realized if residential, commercial, and light industrial growth is directed into non-agricultural areas. Four existing communities in the Planning Area have been delineated as urban growth centers on the General Plan map, and identified as "Planned Communities". Criteria used for selection of Planned Communities are: lands now served by water and sewer facilities; lands to which such services can be logically and economically extended in the near future; and/or soils of non-prime classification. The community of Oakley and the City of Brentwood will form the nuclei for the largest Planned Community. The small communities of Knightsen in the north central portion of the Planning Area and Byron in the southern portion will form small nodes for urban-residential development. The fourth Planned Community is Discovery Bay in the eastern section of the Planning Area, near the San Joaquin County line. Bethel Island/Sand Mound Slough is shown as a Recreation Community denoting its appropriateness for water related recreation.

The Planned Community/Recreation Community concept seeks to enhance the rural nature of the Planning Area and at the same time develop a "sense" of community and cohesion within each growth center. The Area General Plan will facilitate implementation of this concept:

Each community will retain its downtown district as the business and commercial center, with efforts directed toward its rehabilitation and enhancement. Adequate areas will be reserved for commercial expansion as the need arises.

Future urban development within these urban growth areas will be required to connect to urban utilities and facilities such as sewer and water services. This action will promote the objective of efficient, orderly and coordinated growth as characterized by the Planned Community concept.

The Area General Plan prescribes the locational pattern of each Planned Community and establishes specific objectives concerning urban development.

The Area General Plan provides for a development policy which ties urban growth to the availability of urban services.

The Area General Plan acknowledges the General Plan of the City of Brentwood and the previously approved development pattern of Discovery Bay.

Residential

In East County, current residential land use accounts for 2,200 acres or 1.9 percent of the total 117,500 acres in the Planning Area. Much of this use is concentrated in Bethel Island (150 acres), Oakley (300 acres), Sand Hill (250 acres), Brentwood (150 acres), Byron (100 acres) and Discovery Bay (620 acres).

The remaining acreage is dispersed throughout the remainder of the Planning Area.

Single family residences constitute 89 percent (2,000 acres) of the total residential land use. The next most prevalent residential use is the mobile home park at 115 acres or about 5 percent of the total. Individual mobile homes occupy another 60 acres (about 3 percent), while multiple family dwellings and group quarters occupy 35 acres (2 percent) and 15 acres (less than 1 percent), respectively.

The Plan utilizes five residential land use categories: three Single Family Residential and two Multiple Family Residential designations.

Single Family Residential

This land use provides for the expansion of single family homes in the Planning Area. The density and development of single family homes is related to service-availability criteria (water and sanitary sewer) as defined below:

Service Availability	Minimum Allowable Parcel Size
No public water or water connection available.	5 acres
One public service (sewer or water) connection available.	1 acre
Both public water and sewer connections available.	Minimum parcel size consistent with the densities specified below and drainage, health, and other applicable standards.

A "public water" connection shall mean a connection to any one of the following: Oakley County Water District; City of Brentwood; Contra Costa County Water District, if in an improvement district; a county sanitation district which also provides community water, including County Districts 15 and 19; or any water or other district authorized to provide and providing such service.

A public water connection shall not include mutual water companies, irrigation or reclamation districts.

"Public sewer" connection shall mean a connection to a sewer in a sanitary or sanitation district authorized to provide and providing such including: City of Brentwood, Byron Sanitary District, Oakley Sanitary District and County Sanitation Districts 15 and 19, or other district created for that purpose.

The community facilities availability criteria for parcel divisions shall apply to non-residential uses as well as residential uses. In the case of an existing lot of substandard size where both water and septic tank are required, at least one acre of land shall be required.

The application of these development criteria is directed at providing a contiguous growth pattern, allowing residential development to take place in an orderly manner. The criteria apply to all residential areas indicated on the Plan Map.

Single Family Residential - Low Density (1-3 Units/Net Acre)

This designation is for areas generally in outlying locations, on land inconveniently located with respect to transportation and other local and regional facilities. Large lot suburban density uses are appropriate here.

Single Family Residential - Medium Density (3-5 Units/Net Acre)

This designation is for areas which are located on the periphery of the downtown areas of the Knightsen and Byron communities. It allows for a transition between agricultural/residential use and high density single family uses.

Single Family Residential - High Density (5-7 Units/Net Acre)

High density areas are on easily developed land, convenient to transportation and shopping facilities. Also included within this category are duplexes which would generate a maximum 8-9 Units/Net Acre. This designation reflects existing small lot neighborhoods in the Planned Communities and the perimeter of Bethel Island and Sand Mound Slough. Where service availability criteria and designated densities diverge, the more restrictive shall govern. On Bethel Island and Sand Mound Slough only, Single Family High Density use is construed to include boat harbors, launching facilities, and ancillary uses, after granting of a Land Use Permit.

Multiple Family Residential

The Plan provides for areas of multiple family units in Oakley, Byron and Discovery Bay. Multiple family areas are located near shopping and major traffic routes and provide for a variety of housing types and residence choices. Additional areas are designated for this use in the Recreation Community of Bethel Island, including Sand Mound Slough.

Multiple family housing density ranges are set forth below, and generally range from 7 to 21 units per net acre. In addition to providing for multiple family residential units, this land use category also includes mobile home parks.

Multiple Family Residential - Low Density (7-12 Units/Net Acre)

Low density multiple family areas are shown in Discovery Bay. The emphasis here is on convenient location, transition between residential and commercial uses, and a suburban atmosphere through landscaped areas. Duplexes and mobile home parks are included in this land use category.

Multiple Family Residential - Medium Density (12-21 Units/Net Acre)

This density provides for a wide range of housing types, from single story patio homes and two-story townhouses in the middle of the range, to two-story townhouse and apartment complexes at the higher end of the range. Areas in Byron and Oakley are shown for this use.

Urban Density

These areas are located within the City of Brentwood and reflect the designation of the existing City of Brentwood General Plan. As defined in the City's General Plan, "Urban Density Development - meaning some commercial and industrial development and residential development (including apartments) at a density of at least three dwelling units per acre (lot sizes smaller than 10-15,000 square feet)"

Rural Density

These areas are located within the City of Brentwood and reflect the designation of the existing City of Brentwood General Plan. As defined in the City's General Plan, "Rural Density Development - meaning residential uses developed in large lots (at least one-half to one acre in size) or clustered with most of the site left in open space preferably in agricultural use.

Commercial

Currently business activity in the Planning Area is generally concentrated in Oakley, Brentwood and the Highway 4 corridor between the two communities. The remainder of the business activity is located mostly in Bethel Island, Knightsen and Byron.

The Plan provides for the expansion of business activity contiguous to present commercial development, and is intended to maintain the viability of the current "downtown" of each of the communities. Since each of the commercial areas is relatively small, commercial and office uses are not delineated separately except in Discovery Bay.

The Plan recognizes the need for local convenience shopping centers within the Planning Area, and the need for a limited number of these activities in residential areas should be recognized.

Office

Office uses are delineated separately in the Discovery Bay Planned Community. Areas provide for professional, administrative and general business offices.

Light Industry

Light industrial uses provide for local employment opportunities and the expansion of the economic base of the community.

The Plan provides areas designated for light industry in the communities of Oakley, Knightsen and Byron. These areas are located to take advantage of railroad sidings and major transportation routes to facilitate shopping and receiving of goods.

Initially, industries will be of a type which will enhance and support the agricultural community. Later expansion should include more broadly based light industrial complexes providing greater opportunity for a variety of jobs within the Planning Area.

Commercial Recreation

Commercial recreation uses are delineated in the Discovery Bay community. The area outlined denotes commercial uses oriented around the golf course and marina. These include a clubhouse, restaurant, harbormaster's office, launching ramps and driving range.

Public/Semi-Public

The Public/Semi-Public category reflects the major publicly and semi-publicly owned lands and facilities such as schools, County offices, utilities, etc. The Plan acknowledges the general compatibility of these uses with other land use categories. The projected need for these facilities is discussed in the Community Facilities Element of this Plan.

THE PLANNED COMMUNITIES

The brief description below summarizes the major land use proposals for each Planned Community. In general, the proposals reflect existing land use patterns, extended and based upon estimates of future population growth and potential demand and supply for public facilities.

Oakley-Brentwood

This Planned Community is the largest in the Planning Area and extends from the Nernly-Bridgehead Roads area southeasterly through the Oakley and Sand Hill areas to link with the City of Brentwood. It is envisioned that most development in this area will fill-in vacant lands already served by roads and utilities, and will take place at development densities in keeping with the character of the area.

In the Oakley area new development is encouraged to take place within the Oakley County Water District and Oakley Sanitary District boundaries, basically north of the Contra Costa Canal, as an infilling process and in a contiguous manner where water and sewer mains can be efficiently extended.

The area designated for Single Family Residential - Low Density uses, south of Laurel Road, should be considered as interim agriculture since viable agricultural units exist here and the area is not needed to accommodate growth to 1990. This interim agriculture status should be reviewed periodically. This portion of the

Planned Community should be considered for urban development (subdivision) only when all of the following criteria are met:

The contiguous Planned Community area is largely developed; i.e., most of the area in Oakley north of Laurel Road is built out at the residential densities assigned by the General Plan.

Adequate utility capacity is available and service lines or trunks are in proximity to area.

Costs of providing the development with public services, including street improvements, are fully assumed by the developer.

Commercial land use is indicated at Highway 4 and Empire Avenue; along Highway 4 through the present business district of Oakley; at the intersection of Highway 4 and Cypress Road; and along Highway 4, extending both north and south of Lone Tree Way. Multiple Family Residential uses are located west of Highway 4 north of Empire Avenue, along the south side of Highway 4 easterly from Empire Avenue, and between Old Highway 4 and its relocation in the Oakley area. The Light Industrial land use is shown along the ATSF Railroad tracks from just north of Main Street to the Contra Costa Canal, and south of Highway 4 between Neroly Road and across Live Oak Road, in Oakley. Public/Semi-Public land uses include the Oakley and Gehringer schools; the Oakley Sewage Treatment Plan; and the Brentwood city sewage treatment plant located along Marsh Creek Channel east of Highway 4. The remainder of the Planned Community is indicated for Single Family Residential use at high and low densities. The adopted General Plan of the City of Brentwood is shown for both the areas within the city limits and is reflected in the densities in the established Sphere of Influence of the city. The holding capacity of this Planned Community is estimated at approximately 30,000 persons, if appropriate public facilities can be provided, though the population is estimated at 14,600 in 1990.

Lands adjoining the city limits of Brentwood, both inside and outside the Planned Community, are considered to be in a Holding Area -- the County General Plan designation within this Holding Area is subject to review in the event of annexation to the city.

Knightsen

The community of Knightsen is generally located at the intersection of Knightsen Avenue and Delta Road, northeasterly of the City of Brentwood. The land use element of the Plan generally reflects existing development in the community. The westerly portion of the community is designated for Single Family Residential (high and medium density) land use and provides substantial areas where new residential development could occur. Existing residential development east of the Knightsen Elementary School is also shown. The commercial land uses are concentrated on the southerly side of Knightsen Avenue, between First Street and Delta Road, sufficient in size to serve not only Knightsen but the surrounding agricultural area. Light Industry is outlined for the area fronting on the northerly side of Knightsen Avenue along the ATSF

Railroad tracks. The Knightsen Elementary School, located in the easterly portion of the community, comprises the Public/Semi-Public land use category. Holding capacity is estimated at 250, and the 1990 population at approximately 160.

Byron

Byron is centered along the Southern Pacific Railroad right-of-way in the southerly portion of the Planning Area. Multiple Family Residential, Commercial and Light Industry uses are clustered in the central part of the community, and also extend northerly along the Byron Highway. The Single Family Residential uses, both high and medium density, are designated around the more intensive land uses discussed above. The Byron Elementary School and the Byron Fire Station, located in the north and south parts of the community, respectively, comprise the Public/Semi-Public land use category. The land use proposals in the Byron area provide for a holding capacity of up to 1,500 persons with a 1990 population of approximately 600 persons.

Discovery Bay

Discovery Bay is a water oriented residential community located in the easterly portion of the Planning Area near the San Joaquin County line. At full development, Discovery Bay could grow from its present population of 90 to approximately 12,000 persons. Development will be comprised primarily of single family homes, with some multiple family residential and commercial-recreation development around man-made lagoons and water channels. The community will also contain limited commercial development in its center and commercial and office development at its southerly edge along Highway 4. Recreational facilities will include a golf course, neighborhood parks and commercial marina.

RECREATION COMMUNITY

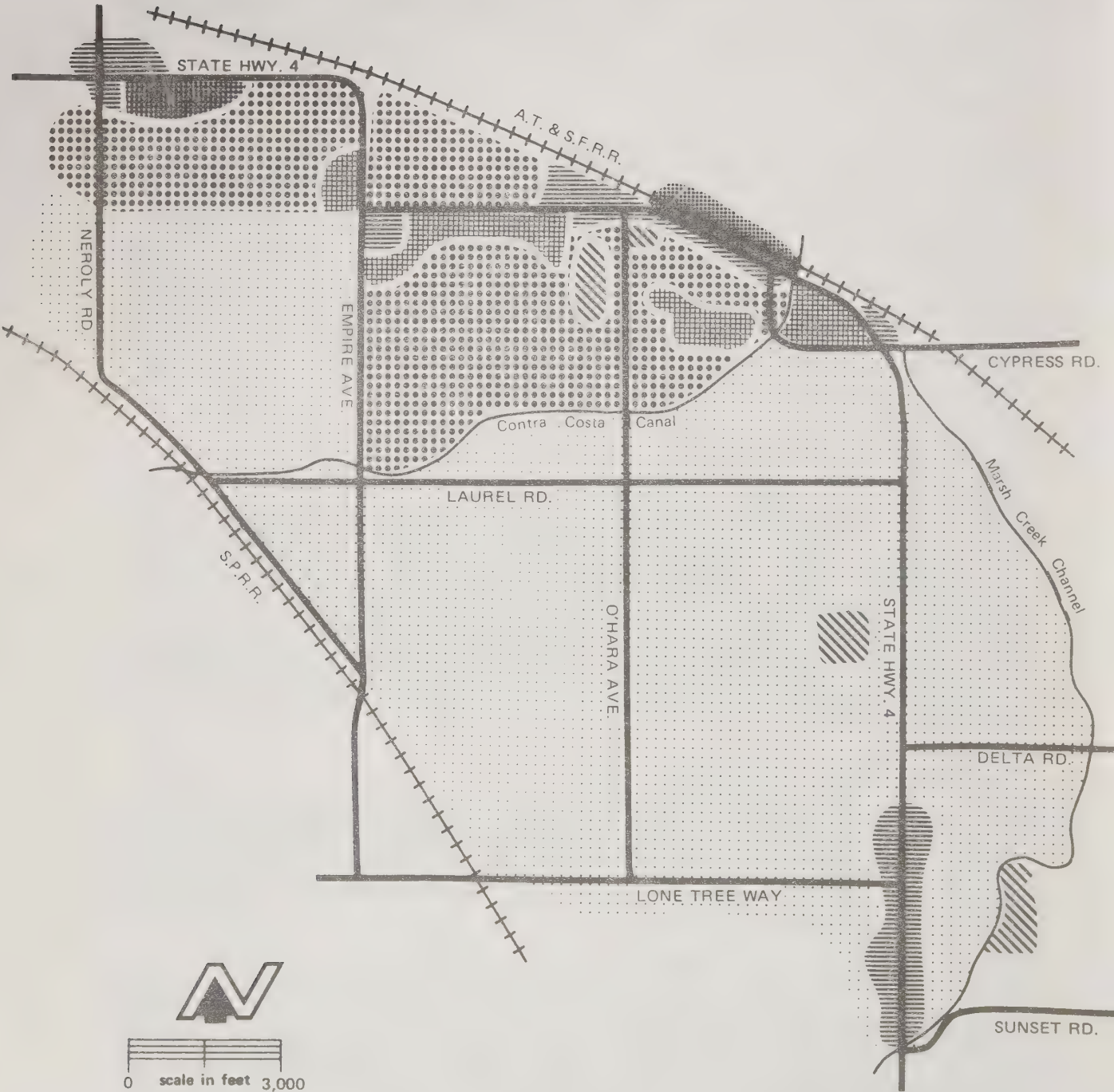
The area indicated as Recreation Community is planned to accommodate uses which are primarily oriented to a recreational opportunity, including certain related residential and commercial uses. The Area General Plan designates the community of Bethel Island and an area along Sand Mound and Dutch Sloughs for this type of recreation oriented use.

Bethel Island/Sand Mound Slough

Five land use designations are applied in the Bethel Island Area. The existing commercial uses and an expansion area located along Bethel Island Road at the entrance to the island are designated in the commercial land use category, as are the major marina and boat harbor complexes. The perimeter and a large portion of the south and southeasterly part of the island, as well as lands along the southerly bank of Dutch Slough and along Sand Mound Boulevard are shown as Single Family Residential - High Density uses, and also include small existing boating facilities. The condominium complex on Sand Mound Slough and an area at the eastern end of Gateway Boulevard are designated for Multiple Family -







OAKLEY COMMUNITY PLAN

(A Portion of the Oakley - Brentwood Community Plan)



See Brentwood Community Plan

LEGEND

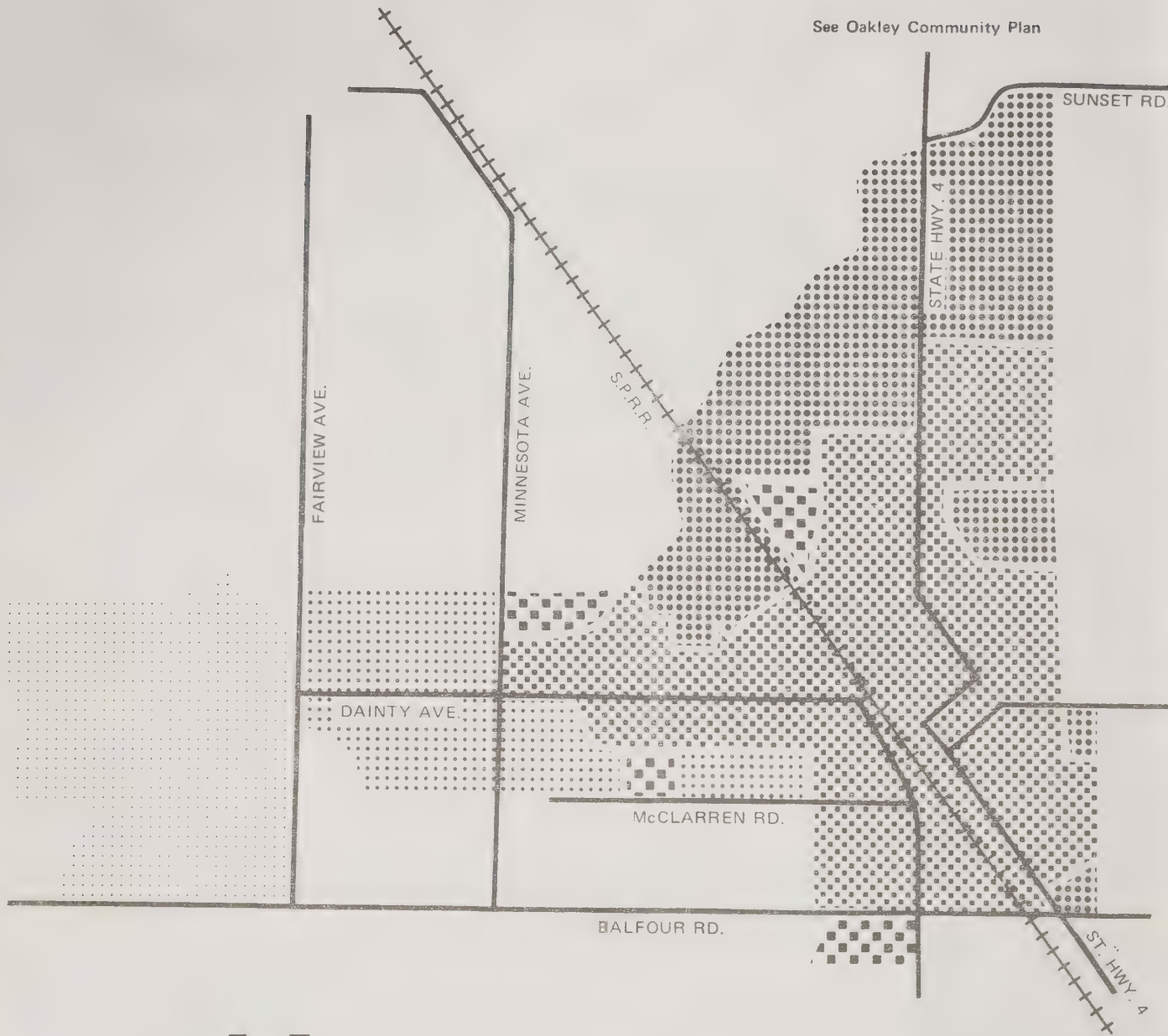
-  Single Family Residential - Low Density
-  Single Family Residential - High Density
-  Multiple Family Residential - Medium Density
-  Commercial
-  Light Industry
-  Public & Semi-Public

PHASING OF GROWTH, OAKLEY



BRENTWOOD COMMUNITY PLAN

(A portion of the Oakley - Brentwood Planned Community)








See Oakley Community Plan

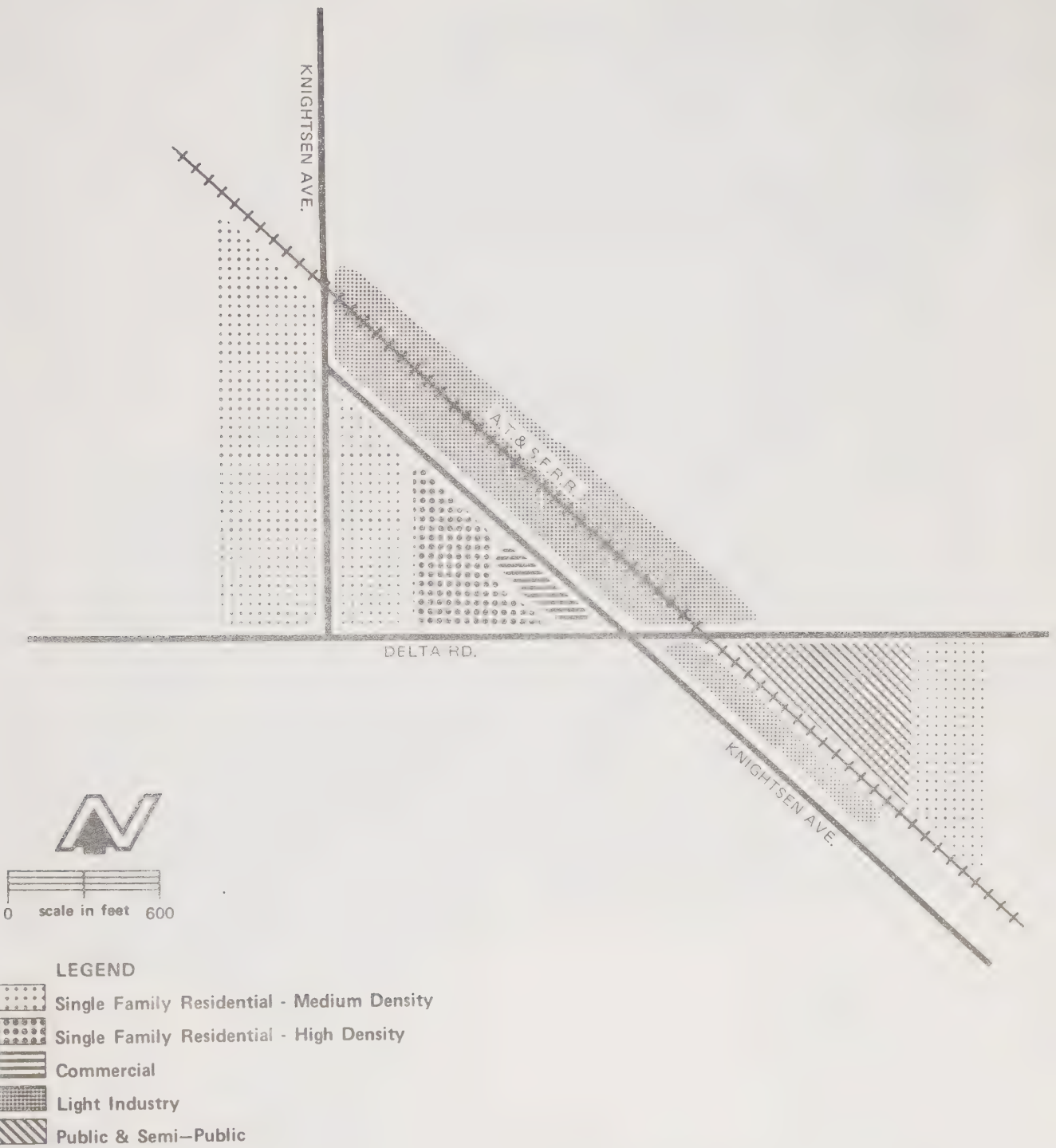


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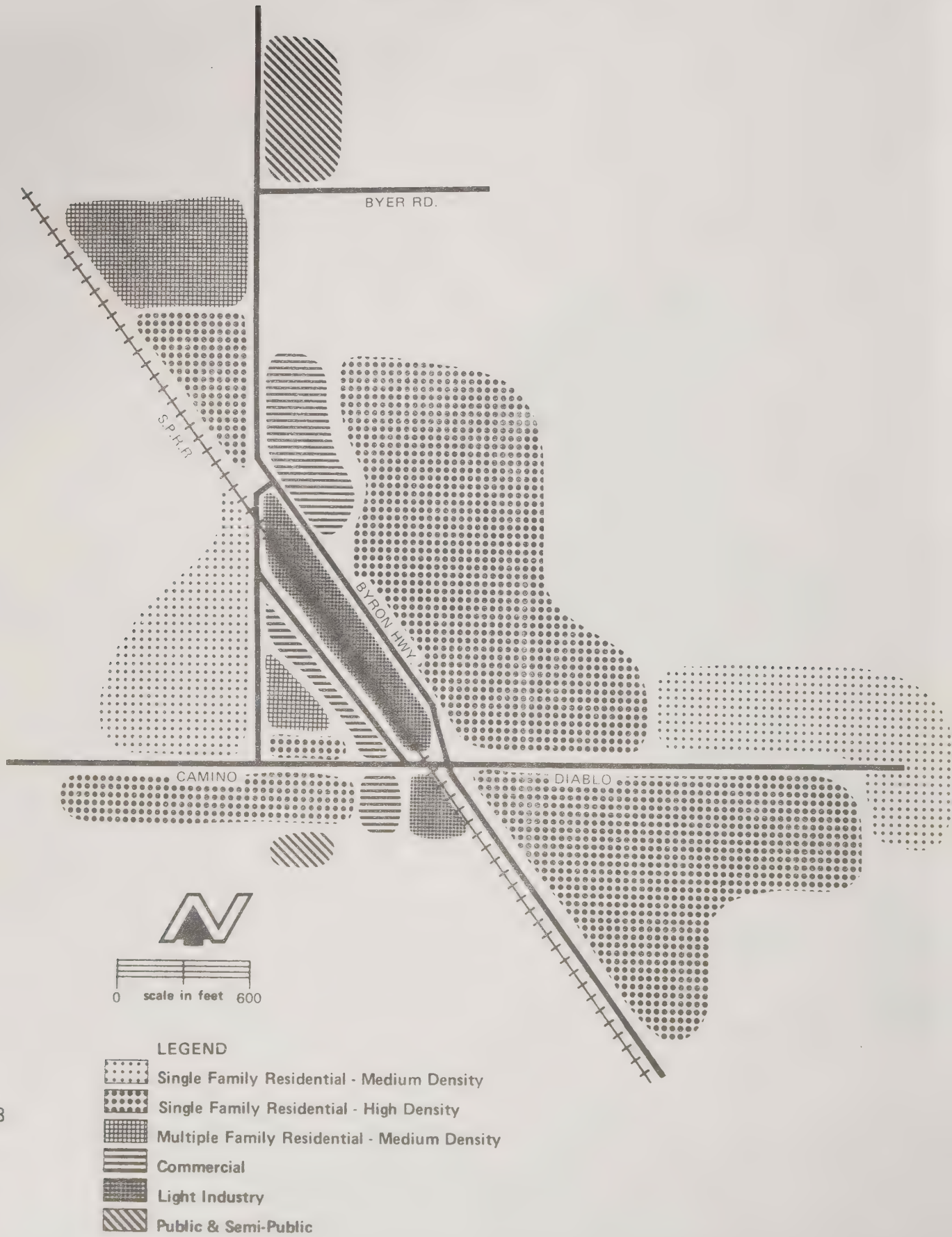
LEGEND

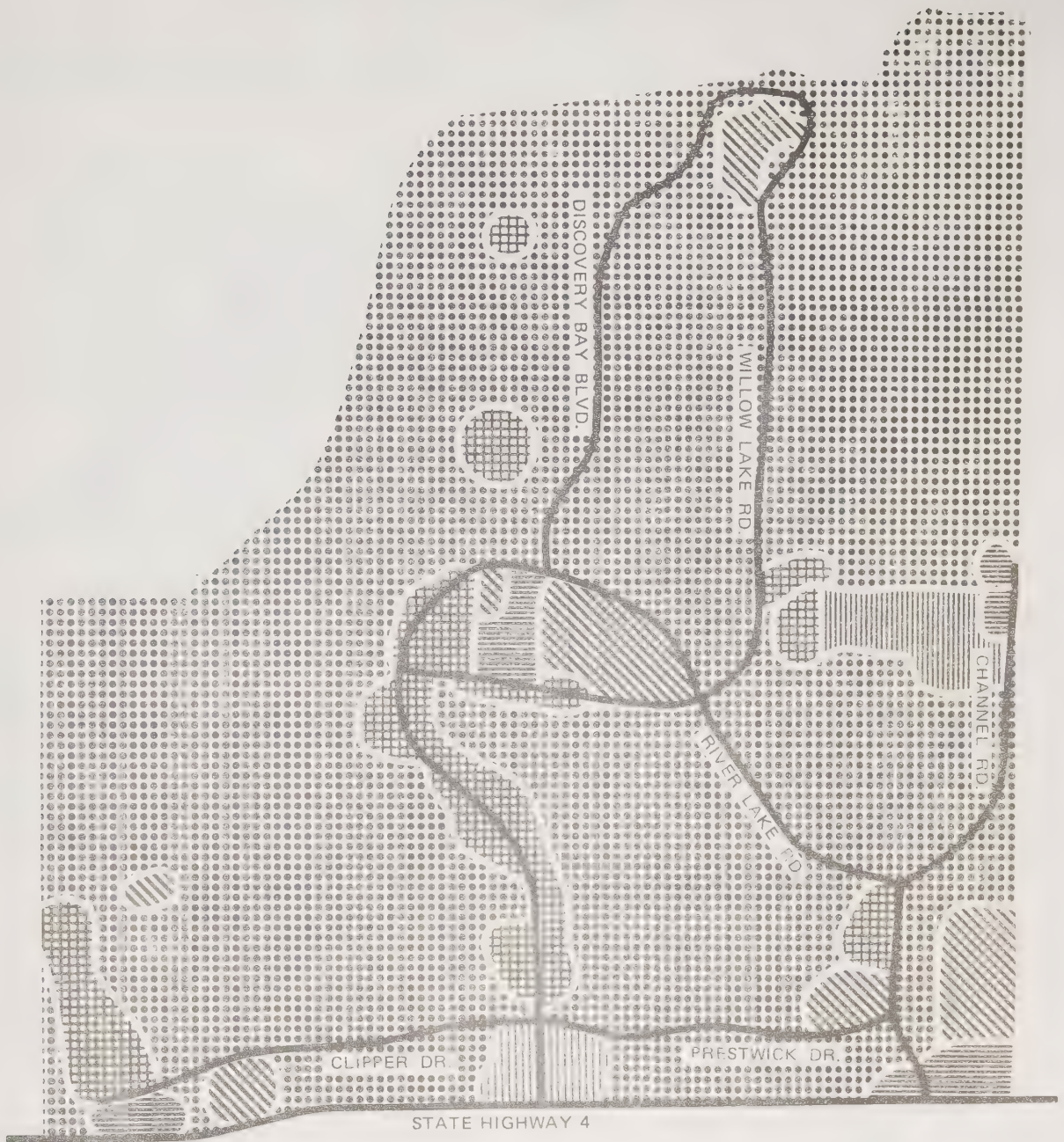
-  Single Family Residential - Low Density
-  Single Family Residential - Medium Density
-  Single Family Residential - High Density
-  Urban Density - Commercial, Industrial, & Residential
-  Rural Density - Large Lot Residential

KNIGHTSEN COMMUNITY PLAN









BYRON COMMUNITY PLAN



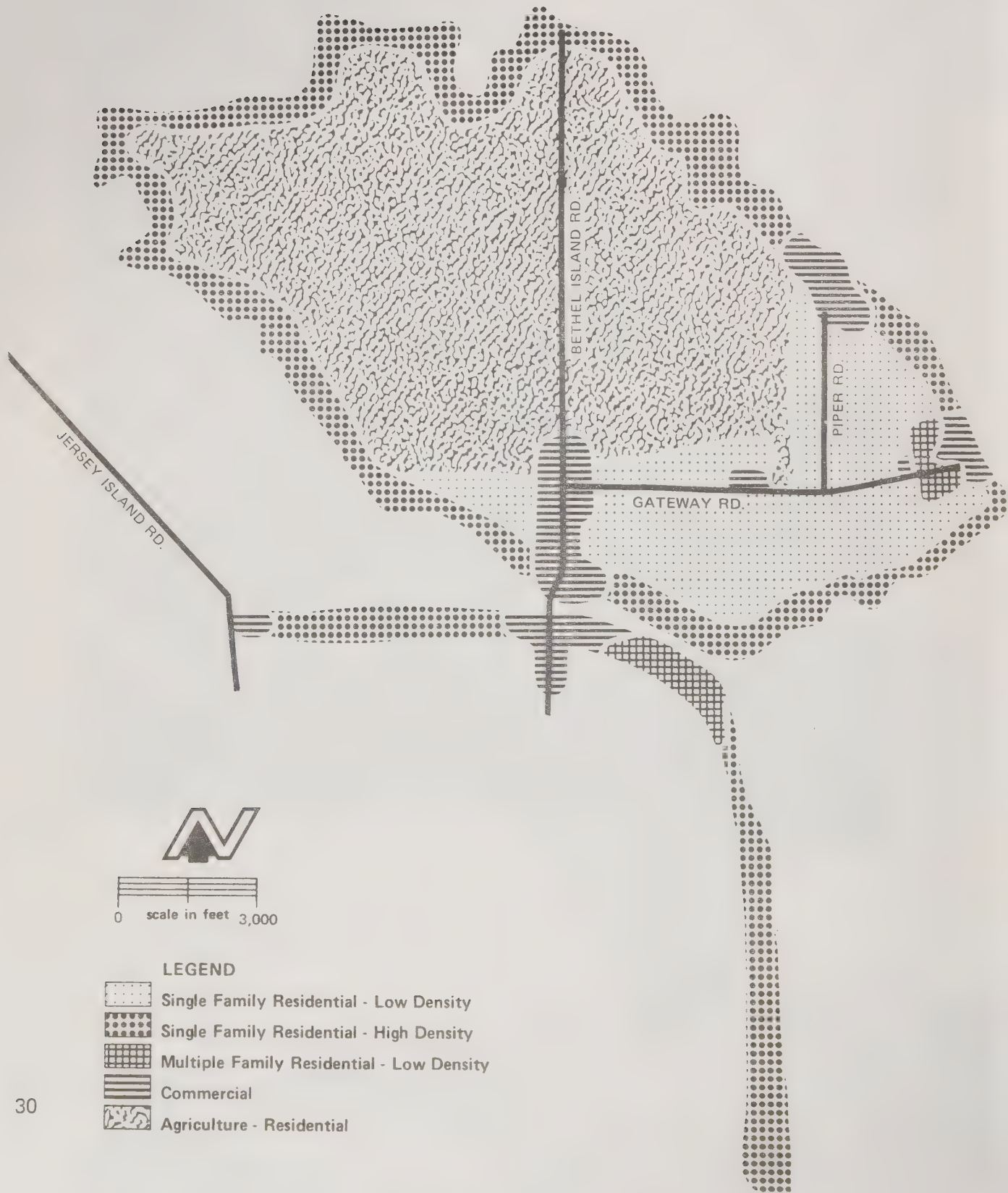


LEGEND

-  Single Family Residential - High Density
-  Multiple Family Residential - Low Density
-  Commercial
-  Commercial Recreation
-  Office
-  Public & Semi-Public



BETHEL ISLAND – SAND MOUND SLOUGH COMMUNITY PLAN



Low Density uses. The central portion of the island is designated for Agriculture-Residential. Holding capacity is estimated at 6,400, and 1990 population at 2,900.

RECREATION

A major objective of the Area General Plan is the preservation of natural recreational resources in the Planning Area. These resources are indicated on the Plan Map as recreational land, and once utilized for other uses can not be replaced. Most of this land has important environmental, ecological, historic, and other characteristics from which it derives its recreational potential. It is the intent of this Plan that these recreational areas be utilized by public or private recreationally-oriented developments or be preserved for future recreational use.

Major Parks/Recreation Areas

State Facilities

A variety of state agencies exert influence over the Delta area and, therefore also on a portion of the East County Planning Area. Those agencies primarily concerned with recreation are the Department of Fish and Game and the Department of Parks and Recreation.

Frank's Tract State Park Recreation Area. This area is basically a 3,310 acre lake surrounded by perimeter levee remnants, which form a long line of slender islands. The park is maintained primarily for water-oriented recreation activities. Park-type accommodations and public boat launching facilities do not exist within the Recreation Area itself. Water access to the Tract is provided through private marinas and launching facilities on Bethel Island and on adjacent sloughs. The nearest public boat launching ramp is located in Antioch.

The Plan reflects a state program of park land development in the Frank's Tract Recreation Area. The state has assigned high priority to the acquisition and development of an intensive park facility which would include camping, picnicking, and boat-launching areas to relieve demands on Brannan Island State Park and to satisfy current demands at Frank's Tract. A site on the north shore of Bethel Island is deemed most appropriate for such a facility, since highway access is available and Bethel Island is already partly developed for recreation uses.

Clifton Court Forebay. The Forebay, a water supply reservoir for the State Water Project Delta Pumping Plant, consists of 2,200 acres of water surface and eight miles of shoreline. The Forebay is now used for bank fishing and waterfowl hunting, and present recreation facilities include auto parking, a boat launching ramp and portable sanitation facilities.

The Plan supports further development of a wider variety of recreation facilities, including approximately 100 acres of state lands available for onshore facilities for beaches, camp sites, picnic areas, concession areas and permanent sanitation facilities.

Wildlife and Scenic Areas. The State's Delta Master Recreation Plan identifies areas of scenic beauty and unique wildlife resource which should be preserved and managed in the public interest. Two areas in the Planning Area are the Old River Islands between Rock Slough and Quimby Island and Big Break. The East Bay Regional Park District in cooperation with the U.S. Corps of Engineers is considering the possibility of developing the Big Break area as a regional park. Big Break has been identified as suitable for development as a "Wildlife Management Area".

Local Parks

The Area General Plan recommends that local neighborhood and community parks within the Planned and Recreation communities be provided as they develop. The County Park and Recreation Element of the General Plan provides a standard of four acres per 1,000 population. Wherever possible, school sites should be used to augment the park and recreation needs of the community.

Existing local park lands in the Planning Area include the Brentwood Park (4 acres) and a tot lot facility (7,000 square feet), in the City of Brentwood; and a 3 acre park located on part of the Oakley School grounds in Oakley.

An analysis of existing park facilities, applying County acreage standards, indicates a deficiency of 93 acres in the Planning Area based on a projected 1990 population of 25,000 persons.

A formal mechanism to provide local park facilities to communities on an area wide basis does not now exist, since no County parks and recreation departments exist and the Planning Area does not lie within the East Bay Regional Park District. Portions of the Planning Area are serviced by other means:

The Brentwood Parks and Recreation District provides local park facilities and services in the Brentwood area.

County Service Area LIB-II, originally established to provide library services, will maintain the joint school-park facility at the Oakley School in conjunction with the Oakley Elementary School District.

The Bethel Island Municipal Improvement District, originally established to provide levee maintenance and drainage facilities, may assume park and recreation service responsibilities.

Major Parks

The Area General Plan designates the John Marsh Home, the surrounding area and Marsh Creek Reservoir, as public and semi-public use. This facility is also a potential park facility. The County presently owns the home site which covers over 7 acres. The historic home and reservoir could provide a setting for a subregional park facility, serving not only people from the Planning Area, but also from the Central County.

The Plan recognizes the potential for private recreational development at Byron Hot Springs and designates this area for recreational use.

Historic Sites

In addition to the John Marsh Home, other sites in East County are also worthy of consideration for preservation. If and when funds become available, these sites should be considered for protection and restoration.

- Babbe's Landing, Sellers Road
- Preston House, near Byron
- Geddes House, near Brentwood
- Iron House School, Cypress Avenue and Sellers Road
- McCabe House, Brentwood Road
- Byron Hot Springs Hotel, near Byron
- Vasco Caves, near Byron
- Byers House, Byron
- Murphy and Wallace Homes, Brentwood
- Darby House Site, near Brentwood
- Hoffman House, Byron
- Coats Hall, Brentwood
- Parrish House of Methodist Church, Byron
- Point of Timber Landing, Indian Slough
- Point of Timber Trading Center, Point of Timber Road and Highway 4
- Byron Grange Hall, Byron
- Byron IOOF Hall, Byron
- Liberty Grammar School, near Brentwood

Riding and Hiking Trails and Bicycle Paths

Currently no trails or paths exist in the Planning Area. Future trails and paths should be integrated with the Countywide Recreation Element to provide for a system of recreation trails and paths within the County. Trail routes are shown in the County Interim Hiking and Riding Trail and Bicycle Path plans, except that in essentially level East County Areas hiking trails and riding trails should be located jointly. Trails will generally connect Oakley with Bethel Island, Brentwood, and the Marsh Creek Reservoir. Highway 4 will serve as a connection to San Joaquin County.

INDUSTRY

Land currently in industrial use is limited to less than 600 acres, approximately 0.5 percent of the total land area in East County. "Heavy" Industry (104 acres) includes a wide range of industrial and manufacturing uses, some of which could provide substantial amounts of traffic, noise and fumes. The only existing use of this type is the E. I. DuPont plant near Bridgehead Road; the majority of the existing industry in the Planning Area is of the "light" industry type. "Light" industry (137 acres) is characterized by high performance characteristics, including low levels of noise and fumes, low land coverage and moderate traffic generation. Uses include manufacturing, wholesaling and storage among others. An additional 350 acres are devoted to mineral extraction on agricultural lands.

The Plan provides approximately 550 acres of land for heavy industry in the northwest corner of the Planning Area. This area reflects the existing DuPont plant, provides for expansion of the industrial community, and is a logical extension of the Antioch-Pittsburg industrial complex to the west of the Planning Area.

Light industrial areas are designated in the Planned Communities (approximately 125 acres) to provide local employment opportunities and promote the expansion of the economic base of the community. Existing light industry outside the designated areas will be retained but may not be expanded.

PUBLIC/SEMI-PUBLIC

Public and Semi-public uses include major publicly owned lands and facilities, and those owned by semi-public agencies. Public/Semi-Public areas outside the Planned Communities include: Deer Creek and Dry Creek water retention basins, Marsh Creek Reservoir and John Marsh Home, Byron Boys Ranch and the Byron Sewage Treatment facility.

HOUSING ELEMENT

In 1970, the Planning Area population of 13,900 was housed in 4,900 dwelling units with an average size of 2.9 persons per household. Of the total housing units, approximately 80 percent were single family dwelling units, 9.5 percent multiple family units, and the remaining 10.5 percent mobile homes. In 1975 the Planning Area population of 15,200 was housed in 5,900 dwelling units with an average household size of 2.57 persons. Approximately 76 percent of the total housing units were single family dwelling units, 10.8 percent multiple family units, and the remaining 13.3 percent mobile homes and group quarters.

Approximately 65 percent of the dwelling units are owner-occupied. The 35 percent in renter occupied units are mostly in single family residences and mobile homes.

The data indicate a slight shift in the housing mix from single family homes to multiple family units and mobile homes, a shift which most likely is related to housing costs and the limited incomes of the increasingly aging population of the Planning Area.

It is expected that housing needs of East County residents will be met partially through programs developed for all of the County pursuant to the Housing Element of the General Plan, though additional programs applicable mainly to rural areas (such as mortgage assistance of the Farmer's Home Administration) will also be utilized.

CIRCULATION ELEMENT

The Circulation Element of the Area General Plan designates a transportation system to provide for the efficient movement of people and goods throughout the Planning Area and provide East County with links to the surrounding region.

ROAD SYSTEM

The existing road system in East County consists primarily of County roads laid out in a typical grid system oriented north-south and east-west along section lines. The basic road pattern was established in the early 1930's to serve the agricultural needs of the area and has changed little since then.

The Area General Plan calls for few major additions to the roadway system. The majority of new roads and road improvements will be provided through the development process by frontage and off-site improvement requirements.

Freeways

Freeways are high-speed limited access traffic arterials designed to facilitate the movement of large traffic volumes (40,000 and more trips per day), between regions and to provide connections for major development centers to a regional circulation facility.

Consideration was given to the establishment of a Freeway alignment to connect San Joaquin County with existing Freeway Route 4 near the Antioch Bridge. However, state highway financing policies indicate that funds for such a facility will not be available for a time period exceeding the Planning Period, and the retention of a large-parcel development pattern in all but a few areas of East County renders it unnecessary to protect any alternative route alignments. A freeway is, therefore, not designated in this Plan.

Major Highways

The function of major highways is to expedite movement between relatively distant points of a community or region. These facilities generally have no access control but provide for through-traffic and large volumes of vehicular traffic (20,000 trips per day and more).

A major east-west route through the Planning Area is currently provided by State Route 4. In addition to carrying local traffic, Highway 4 is the major facility linking East County communities with Stockton, central and west County and the greater San Francisco Bay Area.

The Plan recognizes that growth in the Planning Area and through-traffic will not require new major highways. Instead the Plan provides for straightening existing Highway 4 in Oakley and for road widening and improvement. Further, since Highway 4 creates both a noise and traffic problem where it traverses the communities of Brentwood and Oakley, it is recommended that alternate routes in or around these communities be studied.

Although the State has no formal plans for new major highways in East County, highway corridors are noted by the State along Vasco Road and Byron Highway and for a possible Highway 4 relocation.

Arterials

The arterial system connects major traffic generators within communities with each other by carrying traffic from collector streets to major highways and freeways. Arterials form a through-traffic network carrying intermediate distance trips and should be designed to accommodate moderate speeds. Traffic volumes on arterials generally range from 17,000 to 22,000 trips per day.

Arterials in the Planning Area are shown on the Circulation Element Map. The majority of the arterials shown follow existing roads in the Planning Area. The routes shown but not presently developed are: the extension of Byron Highway to connect to Bethel Island Road, the extension of Laurel Road from Empire Road to Hillcrest Avenue, the extension of Eden Plains Road to Highway 4, the extension of O'Hara Avenue to the SPRR right-of-way, and the extension of Sand Hill Road from Highway 4 to the SPRR right-of-way.

Collectors

Collector streets serve internal traffic movements in the Planning Area and serve to collect traffic and carry it to arterials, and to shopping centers, schools and other traffic generators. Collectors generally carry between 9,000 and 12,000 trips per day.

Except for arterials and minor streets, nearly all the remaining existing County roads in East County function as collectors and also constitute the future collector network. No new collectors are provided for by this Plan.

Minor Streets

Minor streets provide access to individual parcels of land and other elements in the road network and thus serve only local traffic.

The demand for minor streets usually coincides with new development, and they are usually provided by developers in conformance with the County Subdivision Ordinance.

PUBLIC TRANSPORTATION

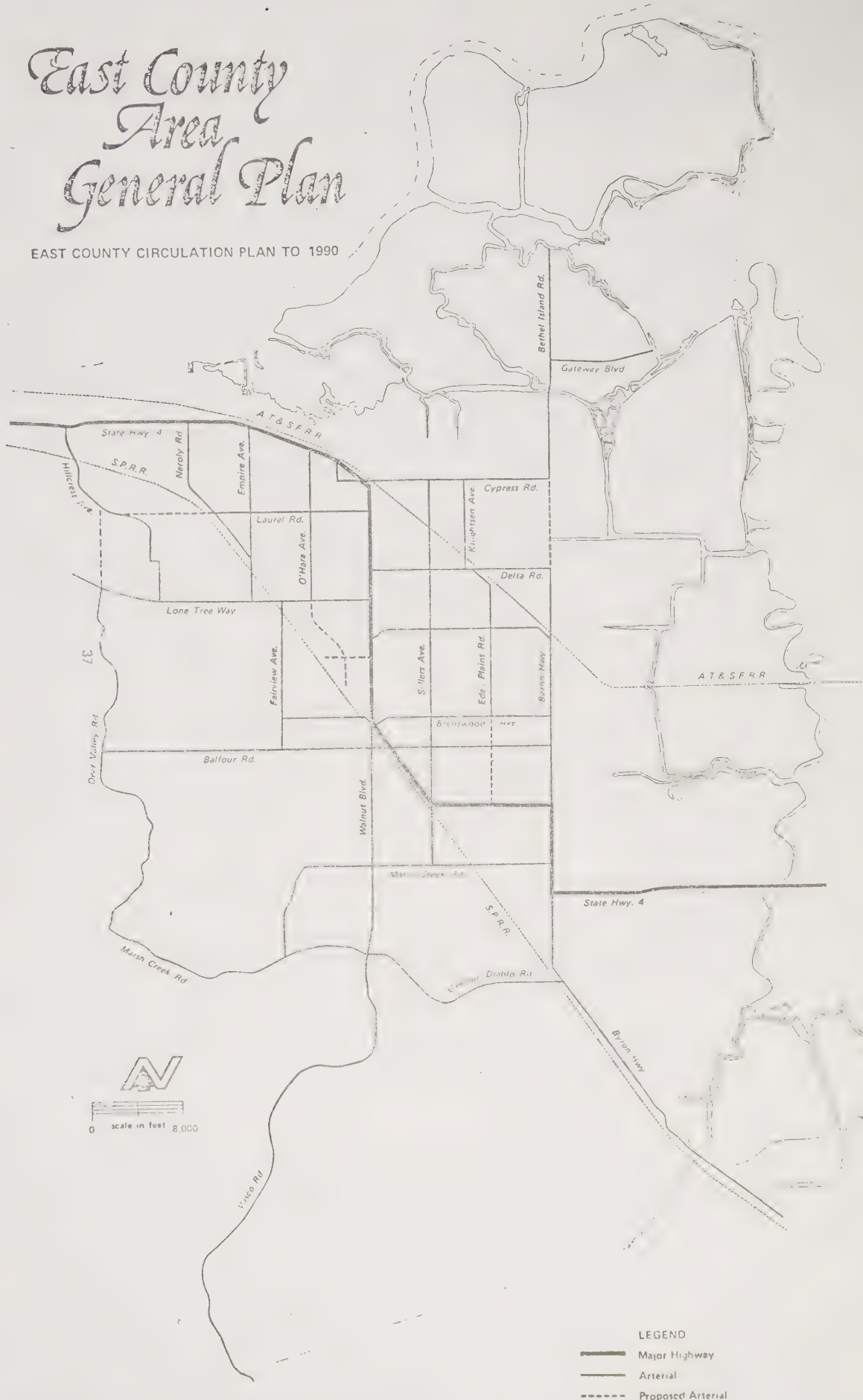
Existing public transportation in the Planning Area is provided primarily through five daily inbound and outbound trips by BARTD buses terminating at Brentwood, and two daily scheduled Greyhound Bus Lines trips through the area. Special van service to hospital patients and handicapped is also provided by private or non-profit groups.

The provision of transit to the East County is considered highly desirable. A number of studies have analyzed transit needs, potential service by bus and van systems, and potential routing. The extension of BARTD rail service to the area is not deemed feasible during the planning period.




An East County Transit program has been established through a joint powers agreement between the County and the Cities of Antioch, Brentwood and

East County Area General Plan

EAST COUNTY CIRCULATION PLAN TO 1990



LEGEND

-  Major Highway
-  Arterial
-  Proposed Arterial

addition, there exist numerous sloughs connecting the San Joaquin and Old Rivers with the larger bodies of water and with each other. The waterways open for public use and not in private ownership are defined as permanent open space.

COMMUNITY FACILITIES ELEMENT

All development, be it rural or urban in character, requires a number of supporting facilities and services. These facilities and services range from schools, recreation, fire and police protection to various types of water supply and sewage disposal, roads and flood protection. The type and level of facilities and services varies both by area and density of development; farms located on 100 acre parcels will require a different size of roads and pavement than a residential development with parcels of 10,000 square feet each; septic tanks can serve acreage, but not a house in a small-lot subdivision.

Community facilities, in the context of this Plan, include the variety of facilities which are needed in relation to the kind and amount of development in the area. These services and facilities may be supplied by a public or semi-public agency.

Every community must have a water supply, a means of disposing of sewage, and schools, utilities and other community facilities. Each of these facilities has an ultimate design capacity which limits its service capability. As an area experiences urban growth the demand for facilities increases, and existing facilities become outmoded or do not have adequate capacity to meet the enlarged demand. This element establishes the need for facilities to serve the land use and circulation patterns outlined in the Area General Plan.

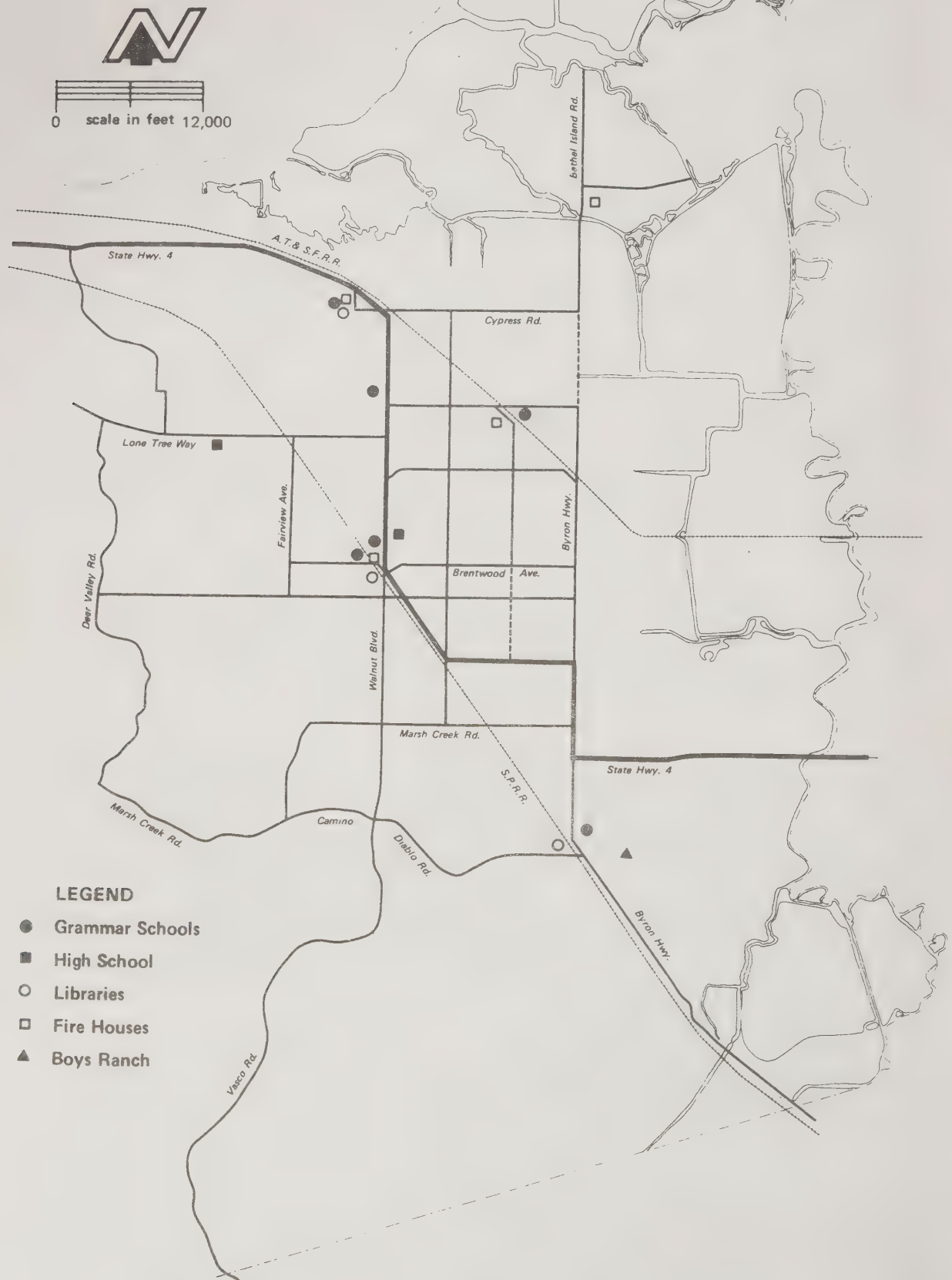
Services provided by public entities are analyzed in this Plan since they are directly related to the functions of local government, while the facilities and services provided by non-profit or other agencies are expected to be supplied as the need arises. Many of the facilities in the Planning Area are utilized at or beyond their design capacities, and must be expanded to meet the needs of the future development provided for in this Plan.

Multiple purpose use of facilities is suggested to the maximum extent feasible, since it provides for more efficient use of tax revenues and avoids duplication of effort by a variety of agencies. Schools, park and recreation facilities are frequently designed for multiple use, though this principle applies also to recreation trail development and other public works such as drainageways, utility rights-of-way, commercial areas, scenic areas and historic landmarks.

The Area General Plan projects the demand for the following facilities, based on population increases inherent in the Plan policies for the Planning Area:

- Educational Facilities
- Recreation Facilities
- Health Services and Facilities
- Utilities and Flood Control Facilities
- Protection Services and Facilities

COMMUNITY FACILITIES



LEGEND

- Grammar Schools
- High School
- Libraries
- Fire Houses
- ▲ Boys Ranch

EDUCATIONAL FACILITIES

Schools

The East Contra Costa area is served by four elementary school districts: the Brentwood, Byron, Knightsen and Oakley School Districts. The Liberty Union High School District, with a high school in Brentwood and La Paloma Continuation High School located on Lone Tree Way, serve the total Planning Area. Existing schools are Brentwood Elementary, Edna Hill Elementary and Garin Elementary, all in Brentwood; Byron Elementary in Byron; Knightsen Elementary in Knightsen; and Gehringer Elementary and Oakley Middle Schools in Oakley.

Total school enrollment in the Planning Area increased from 3,260 in 1962 to 4,250 students in 1975. Every school, with the exception of Liberty High School and Garin School, is presently operating below its design capacity. Percentage of space utilization ranges from a low of 76 percent at the Oakley School to a high of 103 percent at the Garin School.

Planned growth pursuant to the Area General Plan will increase the number of school age children in the area by an estimated 7,000 to a total enrollment of 11,250 by 1990. This increase will require the construction of new facilities to provide additional student capacity. In addition, portions or all of some East County Schools will need replacement by the end of this Planning Period. Within the Brentwood Union School District all but two classrooms of Brentwood School and two-thirds of Edna Hill Elementary will need to be replaced. The Byron Elementary School will need replacement or renovation before that time as a result of a projected sharp enrollment increase caused by development at Discovery Bay. The Knightsen Elementary School, at most, will require replacement of its main building. Barring major school expansion, the Oakley Elementary School will require replacement by 1990, as will two-thirds of the facility at Liberty Union High School.

The nearest institution of higher learning is Los Medanos Community College, a two-year college located in the City of Pittsburg.

Libraries

East County is served by three libraries located in Brentwood, Byron and Oakley and operated by the Contra Costa County Library System. On the basis of population related standards of the American Library Association, the present library facility in Brentwood is inadequate to serve existing demand. However, all libraries benefit from special County library services, including a central book depository, reference system and bookmobile service, so that the service level delivered is higher than statistics indicate.

The County Library System considers present facilities inadequate to serve future growth of the Planning Area, however, new branch facility construction is contingent upon future policy decisions. One additional branch library facility may be required to serve a population of 20,000, if existing supplementary library services are continued.

RECREATION FACILITIES

Parks

Two large State operated recreation areas are located at the northerly and southerly extremes of the Planning Area. Frank's Tract State Park, located in the northerly portion, covers an area of 3,310 acres -- mostly open water. The park is maintained for water-oriented recreational activities such as fishing and boating.

Clifton Court Forebay, developed jointly by the Department of Water Resources and Department of Fish and Game, is located in the southeasterly portion of the Planning Area. While not a park in the true sense, the Forebay covers 2,200 acres of water and 8 miles of shoreline, and is used for bank fishing and water fowl hunting. Approximately 100 acres of adjacent dry land are also available for the development of facilities.

A short distance outside the Planning Area three major parks are located.--Mt. Diablo State Park (under the jurisdiction of the State Parks and Recreation Department), Contra Loma Regional Park and Coal Mines Regional Park (under the jurisdiction of the East Bay Regional Parks District).

Only three local park facilities exist in the entire Planning Area. These are Brentwood Park (a neighborhood park of 4 acres), a tot lot on Curtis Drive (also in Brentwood), and a 3 acre park developed on part of the Oakley School grounds. Recreational features include playgrounds, playfields and picnic facilities. Neighborhood parks, playgrounds and tot lots should be provided in the Planned Communities when urban density development is undertaken on the basis of full utility services.

Two proposed wildlife areas in East County are designated by the Resources Agency of California. One is a wildlife management area located at Big Break, and the other is a wildlife and scenic area in the vicinity of Old River near Holland Tract and Quimby Island. Both areas will serve as wildlife refuges and low use-intensity recreation areas.

Sport Fishing

The waters of the Sacramento-San Joaquin Delta support rich and important fishery resources. Fishery studies usually relate to the entire Delta, not to specific counties. Although the Planning Area encompasses only about 10 percent of the Delta Region, the recreational and fisheries value of the Planning Area is enhanced by the presence of three large bodies of water; Big Break, Frank's Tract and Clifton Court Forebay .

Commercial fishing in the Delta has been closed since 1953 due to conflicts with sports fishing. However, the King salmon which migrate through the Delta from upstream spawning grounds account for approximately eighty percent of the State's eight million pound commercial marine salmon catch. Other sports fish in the Delta are the American shad (an introduced species) and white sturgeon.

Delta resident game fish are striped bass, white catfish, brown bullheads, black crappies, blue gill and largemouth bass.

Marinas

Thirty marinas or harbors exist in the Planning Area, all privately owned. They vary in size, services and facilities; some moor less than 20 boats and offer few services, while other moor over 300 boats and offer a wide range of services and facilities including boat repair, camping and picnic sites, air strips, laundromats, grocery stores, boat rentals, restaurants, etc. The quality of the marinas varies; many offer facilities in good repair, protection from high winds, deep, wide channels for ease of access, competent service crews, etc., have very few vacancies and often have waiting lists. The Plan assumes development of additional marina facilities along the recreation waterways in response to market demand.

Historic Sites

The major historic site in East County is the John Marsh Home on Marsh Creek Road. The County owns the home site, which covers more than 7 acres. It was purchased by the Cowell foundation and subsequently deeded to the County in 1960. The site is on the National Historic Register.

HEALTH SERVICES AND FACILITIES

The nearest hospital facilities serving the Planning Area are Delta Memorial (a 53 bed private hospital in Antioch) and Pittsburg Community (a 78 bed hospital in Pittsburg). The Brentwood Health Center, a semi-public health facility, is also located in the Planning Area. This clinic facility provides medical, psychiatric, pediatric and prenatal care services. The clinic is staffed by County personnel and doctors as well as a doctor from the National Health Service. The County Health Department provides to the area periodic clinics, public health nursing services and sanitation services.

Private medical resources are limited in the Planning Area. It is serviced by three physicians, three dentists and one optometrist. Two private rest homes, Lone Tree Rest Haven (50 beds) and A and R Rest Home (12 beds) are located within the Planning Area.

The small and scattered existing population of the East County area does not warrant a hospital facility of its own, according to the hospital standards of the Bay Area Comprehensive Health Planning Council. These standards state that a remote low density area warrants one 50-bed facility, and that a health facility planning area with a 50,000 to 70,000 population warrants a 75-bed facility.

UTILITIES AND FLOOD CONTROL FACILITIES

Water Facilities

Treated Water Supply

The City of Brentwood Water District and the Oakley County Water District are the two major suppliers of treated water in the East County area. The remainder of the area is served by private wells.

Oakley County Water District. At present, the Oakley County Water District services the Oakley residential area and the industrial area north of Oakley. Approximately 6,000 acres are served by the district, of which 600 acres are under water at Big Break. The present population of the district is approximately 2,600; there are 800 connections, with over 75 percent of the total yearly water demand supplied to one industry (E. I. DuPont). Source of water for the District treatment plant is the Contra Costa Canal. The plant capacity is 4.3 million gallons per day (MGD), and total treated water storage is 480,000 gallons.

The facility operates with excess capacity and could serve an additional 11,800 persons. If heavy industrial water demand stays at present levels, and light industrial demand increases only slightly and is thus comparable to residential demand, the future increase in water demand pursuant to the Area General Plan would not be large enough to require a new facility in the Oakley County Water District.

City of Brentwood. Although the City of Brentwood was incorporated in 1948, it did not supply its own water until 1966 when it purchased Contra Costa Water District #1. Today, the population of Brentwood numbers over 3,700 and the service area is approximately 1,190 acres. Users must be located within the city limits or must be annexed to the city. Applicants for water service must agree to pay all off-site and on-site improvements costs for water facilities.

Brentwood is the only municipal district in the County which relies solely upon wells for its water supply. Water is drawn from three wells, ranging between 30 and 200 feet in depth, and is used without additional treatment. The system has an available water storage of 150,00 gallons.

Other Water Suppliers. Twenty-four small water companies, with over 800 connections supply water to the Byron-Knightsen plain and Bethel Island area. The remaining demand is supplied by individual wells, and it is expected that future low density residential growth will also be serviced by private wells. Wells are an unreliable source of water in many parts of East County, since the ground water table fluctuates and lowers in dry years. When development occurs, in areas such as Bethel Island, a public water supply will be required to allow for connections as required by the development criteria for residential use described by this Plan.

Untreated Water Supply

Three agencies in the Planning Area deliver raw water for irrigation and other uses: the Contra Costa County Water District, the East Contra Costa Irrigation District and the Byron-Bethany Irrigation District.

Contra Costa County Water District. The Contra Costa County Water District was formed in 1936 to contract with the Bureau of Reclamation for the purchase and distribution of water from the Contra Costa Canal unit of the Central Valley Project. The District acts primarily as a wholesaler in the Planning Area, leaving local distribution to its customers and to its own Treated Water Division. Customers in the Planning Area include the Oakley County Water District and agricultural water users. The district contains a large portion of the Planning Area and could develop a surface water supply for additional lands.

East Contra Costa County Irrigation District. The East Contra Costa County Irrigation District, formed in 1925, services 19,000 acres of agricultural lands in the Brentwood area. The district diverts 37,000 acre-feet a year from Indian Slough in the Delta. In addition, it maintains wells which produce 2,500 acre-feet a year for irrigation and 2,500 acre-feet for water table control.

Byron-Bethany Irrigation District. The Byron-Bethany Irrigation District, formed in 1919, serves 17,000 acres of agricultural lands in Contra Costa, Alameda and San Joaquin Counties. A 10,500 acre portion of the district service area lies in Contra Costa. The District diverts 39,500 acre feet a year from the Delta slough region, of which 22,000 are supplied to lands in Contra Costa County. A drainage system returns spent water to the Delta at Indian Slough.

Sanitary Sewer Facilities

Five sanitary sewer districts in the East County (Brentwood, Byron, County District #15, County District #19 and Oakley Sanitation Districts) in 1975 operated four plants and served 7,690 persons. Only the Oakley and Brentwood districts serve sizeable populations.

Future available plant capacity in the Planning Area varies with construction of the Oakley-Bethel Island subregional sewer plant. Without this subregional facility total area sewerage capacity is 14,300 persons, whereas with the Bethel Island plant total sewerage capacity could range from 20,000 to 23,400 persons. Much of the capacity of the Oakley-Bethel Island plant will be utilized to serve existing development on the island and south of Dutch Slough.

City of Brentwood

The Brentwood Sanitary District, formed in 1960, was taken over by the City of Brentwood in 1966. The present system serves 3,660 persons and consists of trickling filters and ponds with effluent being discharged for irrigation. The system capacity is approximately 7,500 persons. The City's treatment plant was enlarged and improved in 1971, and currently meets Regional Water Quality Control Board requirements.

Byron Sanitary District

This district serves the small unincorporated town of Byron located in the southeastern portion of the County. The treatment system consists of a septic tank and percolation field and has a capacity for a population equivalent of 1,400 persons.

County Sanitation District 15

County Sanitation District 15 was formed in 1967 to serve the recreational areas of Bethel Island and Sand Mound Slough. This system is funded with portions under construction in 1978; The plans call for the construction of a 6 inch force main and treatment facility with a capacity of 100,000 gallons. Treated effluent will be disposed of by sprinkler irrigation. The plant is planned for a capacity of 2,900 persons, but ultimate capacity could potentially be expanded to the equivalent of 6,300 persons. Although these facilities will be built to serve existing development in the District, the plant is capable of being expanded to accept sewage also from planned new development.

County Sanitation District 19

This District was organized in 1968 to serve the Discovery Bay development in the Byron Tract area. Construction of the system, including treatment facilities, was finished in 1972. The system presently has capacity for a population equivalent of 3,700 persons. Plans call for expansion of the plant to service the future development of Discovery Bay.

Oakley Sanitary District

This system provides service to approximately 2,800 persons in the area east of Antioch. Current treatment consists of a septic tank and stabilization ponds; effluent is discharged into Big Break. Plans were made in 1970 for a southwesterly expansion of the District, which would incorporate much of Oakley and lands to the south. In 1974 the Central Valley Regional Water Quality Control Board issued an order providing construction plans for an adequate treatment plant to be completed in the late seventies. The East/Central Contra Costa County Waste Water Management Program calls for construction of a new treatment plant in Oakley, with an ultimate design capacity able to serve a population of up to 6,000 persons with recent improvements.

The policies of the Area General Plan provide for an East County population of 25,000 persons by 1990. If the Oakley-Bethel Island regional plant is built, the excess demand of 7,700 persons would have to be serviced by septic tanks or through expansion of the existing sewer treatment facilities.

Restrictions for single family housing on septic tanks will require that residential growth serviced by septic tanks must consist of low density lots with a minimum size of one acre where water services are available.

Solid Waste Disposal Facilities

The East County area is served by two private solid waste disposal service companies. Both dispose of solid waste at the Pittsburg dump site. This land fill operation consists of 25 acres and will be filled in between 3 to 5 years. Alternate disposal sites have not been selected. The County's Solid Waste Management Plan contemplates Countywide collection of solid waste for disposal at a facility of the Central Contra Costa Sanitary District, which would also serve East County.

Semi-Public Facilities

Telephone, electric power, and natural gas supplies are provided in East County by private companies upon consumer request.

Telephone

The Pacific Telephone Company maintains five business offices in the East County area. There are few constraints on the ability of the telephone company to expand its services, and no difficulty is anticipated in serving the land use pattern designated in this Area General Plan.

Electric Power

Electricity in the East County area is provided by Pacific Gas and Electric Company (P.G. & E.). Five generating plants sited in Contra Costa County at Avon, Antioch, Martinez, Oleum and Pittsburg collectively supply power to the County. The two newest plants, Antioch and Pittsburg, provide over 90 percent of the total output of all five plants. The Antioch and Pittsburg plants are being converted from natural gas to a crude oil for fuel, the remaining plants continue to operate on natural gas. Appropriate service can be provided to all development proposed in the Plan.

Natural Gas Supply

Pacific Gas and Electric Company also provides natural gas to the East Contra Costa County area. Supplies of natural gas are becoming increasingly limited, and more restrictive policies are being applied to the extension of service to new users. While most new development of urban districts will probably continue to be eligible to receive natural gas, low density areas and certain non-residential uses may have to rely on alternate energy sources.

Flood Control Facilities

The large number of waterways and low ground elevation render many areas in the East County subject to drainage problems and result in the need for major flood control and storm drainage facilities. The Contra Costa County Flood Control and Water Conservation District is the lead agency for constructing flood control and drainage works in the County. They have defined the Planning Area in four flood plain zones, and have prepared zone plans for flood control management.

The southernmost watershed and flood control zone in the County is the Marsh-Kellogg Watershed which extends from Mt. Diablo's easterly slopes to the border of the Delta region east of Byron. Prior to recent improvements along Marsh Creek, the area suffered repeated flooding and sediment problems due to overflow of the creek channel. The resulting standing water would remain until it evaporated, percolated into the ground, or was pumped away, damaging or destroying crops in the area. Four flood control dams and channel improvements have been constructed along Marsh Creek, Day Creek, Deer Creek and Sand Creek. They are provided by Flood Control Zones 1 and 2 and are designed to control flood waters of a 50-year flood. This level of control is acceptable for agricultural needs and meets the standards of the Contra Costa County Flood Control Department. The future adequacy of existing flood control measures is not related to population levels, but instead to the amount of developed land impervious to water percolation. Since the southerly half of East County is not designated for higher density development, there will not be major demand for future expansion of flood control facilities in the Mt. Diablo-Byron region of the watershed.

The second and most critical flood damage area in the East County is the Delta region, which consists of many reclaimed islands below sea level which are separated from surrounding river channels by levees. These islands are subject to levee breaks, which can result in the long-term flooding of entire islands. The Delta is part of the San Joaquin River flood plain which extends from north of Oakley and Knightsen southeasterly along the easterly boundary of the County.

Flood prevention in this area is dependent on the quality of maintenance and design of levees. The levees are managed by two processes which result in differing levels of flood prevention. Direct-agreement levees are engineered and managed by the Army Corps of Engineers pursuant to agreement with the state, and these levees meet the Corps' standards for safety and dependability. The second type of levee, non-project levees, are privately designed and maintained by individual water reclamation districts. No specific maintenance standards or regulations exist for many non-project levees. Levees are currently maintained at levels that range from adequate to inadequate. Problems such as lack of soil compaction, inadequate thickness and unstable slopes are indications of levee instability. The County Flood Control District estimates that an average of four feet of additional height, as well as certain structural improvements, would be needed to bring the inadequate levees up to the U.S. Corps of Engineers standards.

PROTECTION SERVICES AND FACILITIES

Fire

Fire protection in the Planning Area is provided primarily by four fire districts: Bethel Island, Brentwood, Byron and Oakley Fire Protection Districts. The Bethel Island District employs a full-time paid chief and assistant chief; all other staff of the fire districts are volunteers. The major problems of the fire districts relate to the large area to be protected and the limited availability of water. These factors require that much of the equipment be comprised of tankers to transport large water supplies and brush pickup equipment to fight

isolated brush and range fires. All fire district building sites are rated "good", and all but Brentwood have good expansion potential. Fire insurance ratings in the East County are among the highest in the County.

The need for future expansion of fire fighting services is generally related to the type, size and intensity of various land uses rather than population numbers. It is often less expensive to provide fire protection to agricultural, single family and commercial/recreation land; more expensive for public/semi-public lands; and most expensive for commercial/retail and industrial land.

The Area General Plan land use configuration will probably cause the fire protection needs of East County to increase as land use will change in intensity from agricultural use to residential and commercial use. It can be assumed that volunteer firemen will continue to serve the area but additional equipment consisting of one pumper and two tankers will be needed by the Oakley Fire District. Major new equipment will probably not be required for the other districts. Eventually, the East County area will probably also have to employ a permanent salaried fire protection staff.

SAFETY ELEMENT

Policies of the Countywide Safety Element of the General Plan also apply in the Planning Area. Major policies impacting the development pattern of this Area General Plan include the following:

Geologic hazards should be fully considered in the planning of industrial development located just east of Bridgehead Road and north of the Santa Fe Railroad; development of reclaimed lands in the Delta islands and below the 10 foot elevation; on landslide deposits found in small areas near Marsh Creek Reservoir and east of Vasco Road; and on slopes over 26 percent east of Deer Valley Road, north of Marsh Creek Road, and east of Vasco Road.

Flood hazards should be fully evaluated and development containing human habitation avoided in areas where flood protection is required and can not be provided. This would be applicable to reclaimed lands not adequately protected by levees, and areas of creek overflow. Federal Flood Insurance requirements must be satisfied within Flood Hazard Areas designated by the Federal government or other areas known to be flood prone. Areas subject to flooding by standing water should be drained adequately or not developed other than for agricultural and other open space uses.

Hazards related to land uses such as petroleum and chemical industries, oil and gas wells, petroleum product and natural gas pipelines, and the transportation of hazardous materials by road, rail and water should be considered. The Safety Element designates a location near the E. I. DuPont plant east of the Antioch Bridge as a "Safe Stopping Place" for hazardous materials.

SEISMIC SAFETY ELEMENT

The major faults which bisect the East County Planning Area are the Antioch-Davis fault zone and the Midland Fault zone; the former is considered active and the latter potentially active. The Antioch-Davis fault system trends northerly through the hilly westerly portion of the Planning Area. The Midland fault zone, which trends approximately north-northwest, is believed to extend from the southeasterly corner of Contra Costa County northward through the easterly portion of the Planning Area to the Yolo-Solano County lines near Winters.

The policies of the Countywide Seismic Safety Element apply to the Planning Area.

The design of development and site preparation should give consideration to the existence of these faults in the Planned Communities around Oakley and Byron, and the Recreation Community on Bethel Island.

Seismic ground shaking and liquefaction potential should be considered on Modern Sediments and Younger Alluvium in the East County area.

NOISE ELEMENT

The Countywide Noise Element indicates that residential areas and schools are adversely impacted by transportation noise (in Oakley and Brentwood). The element provides noise contours for both existing and 1990 noise levels. Development within these contours should be designed to provide appropriate attenuation of noise. Similarly, consideration of noise radiation from stationary sources should be a major determinant for major industrial and commercial development.

IMPLEMENTATION

The purpose of this chapter is to establish a program for implementing Area General Plan proposals following the Plan's adoption.

This Plan is developed for a period extending to 1990. During this period it may have to be amended to reflect conditions not now anticipated. Further, to insure that the Plan is current and up-to-date, it is recommended that it be reviewed periodically.

The implementation of the plan requires a number of actions. By subject matter these actions include:

AGRICULTURE

REQUIRED IMPLEMENTATION MEASURES

Agricultural Core Area

1. Revise agricultural zoning in the agricultural core to require 10 acre minimum parcel size.

Agricultural-Recreation Area

1. Revise agricultural zoning in the Agricultural-Recreational Area to require 20 acre minimum parcel size.
2. Adopt an agricultural zoning ordinance appropriate to the 20 acre minimum.
3. Prepare and administer criteria for development of recreation uses along waterways in the Delta area.

Agricultural-Residential Area

1. Revise agricultural zoning in the Agricultural-Residential Area to require 5 acre minimum parcel size.

Measures Applicable to All Agricultural Land Use Categories

1. Initiate a study on the issue of agricultural parcel size and viability after the adoption of the East County Area General Plan. This study to include the development of criteria for and delineation of areas in which non-conforming lot sizes prevail.
2. Support state legislation to assess real property taxes on use (agricultural as a "highest and best use") and not potential urban value.
3. Review present zoning districts and rezone where applicable to make zoning reflective of use and consistent with the General Plan.

4. Revise the designations of the agriculture zoning districts to reflect the minimum allowable parcel size.
5. Review the Williamson Contract Program as to its effectiveness in achieving the stated goals in the East County Planning Area, namely the avoidance of real property tax burden on agricultural uses which forces their conversion to suburban uses.
6. Develop a flood plain zoning ordinance.
7. Limit installation of major roads which will be detrimental to agriculture.
8. Encourage and support State and Federal water reclamation projects and physical development projects which would increase, enhance and protect agricultural lands.
9. Establish a development standards policy for required improvements in each agricultural land use category.

PLANNED COMMUNITY

REQUIRED IMPLEMENTATION MEASURES

1. Require connection to urban utilities and facilities.
2. Review existing zoning within each Planned Community as to its conformity to Area General Plan land use categories.
3. Revise zoning to reflect use and consistency with the General Plan
4. Develop the incremental phasing program for physical growth.
5. Establish a development standards policy for each Planned Community.

RECREATION COMMUNITY

REQUIRED IMPLEMENTATION MEASURES

1. Require connection to community sewer and water facilities before urban development is allowed.
2. Require detailed geologic and engineering reports as a prerequisite for considering the approval of public and private development.
3. Revise zoning to reflect use and consistency with the General Plan.
4. Develop an incremental phasing program for physical growth.
5. Establish a development standards policy for the Recreation Community.

ADDITIONAL IMPLEMENTATION MEASURES

1. Prepare a Specific Plan for Bethel Island to guide its future growth.

RECREATION

REQUIRED IMPLEMENTATION MEASURES

1. Adopt a local park acreage standard.
2. Provide a public agency mechanism to utilize existing procedures for distributing park dedication fees to appropriate East County areas.

ADDITIONAL IMPLEMENTATION MEASURES

1. Study the potential for an East County Recreation District to provide for the recreation needs of the area.
2. Support and encourage state efforts toward creating a developed State Park at Frank's Tract State Recreation Area.
3. Study waterways for a waterways trail plan.

CIRCULATION

REQUIRED IMPLEMENTATION MEASURES

1. Review road and right-of-way widths in East County for compatibility with General Plan development policies.
2. Obtain road widenings and appropriate road improvements as land is developed.
3. Initiate a program of correcting road deficiencies on existing roads.
4. Coordinate road development and improvement programs with local and State agencies.

COMMUNITY FACILITIES

REQUIRED IMPLEMENTATION MEASURES

1. Coordinate development and facility requirements with the applicable agencies.
2. Participate in applicable local and regional facility studies.
3. Initiate a study of the multiple use aspects of community facilities directed at maximizing the use of each site.

4. Initiate a countywide community facilities study to insure compatibility of facility development throughout the County.
5. Devise a phasing program for the provision of facilities and services.
6. Work closely with the school districts in providing for the adequate expansion of services.

ADDITIONAL IMPLEMENTATION MEASURES

1. Study the feasibility of consolidating service districts in the Planning Area, including school and fire protection districts.
2. Coordinate the activities of service areas and districts.
3. Study and develop a policy to require servicing capability as a condition of development.

APPENDIX A

TABLE A-1

EAST COUNTY GENERAL PLAN POPULATION BY AGE GROUP, 1960, 1970, 1975

AGE GROUP	1960		1970		1975	
	Number	Percent	Number	Percent	Number	Percent
0 to 9	2,520	21.6%	2,399	17.8%	2,287	15.0%
10 to 19	2,149	18.5	2,868	20.6	3,198	21.0
20 to 44	3,652	31.5	4,025	28.9	4,760	31.3
45 to 64	2,366	20.4	3,166	22.5	3,270	21.5
65 and Over	931	8.0	1,481	10.7	1,713	11.2
TOTAL	11,618	100.0%	13,889	100.0%	15,228	100.0%

Source: U.S. Bureau of the Census
1975 Contra Costa County Special Census.

TABLE A-2

EAST COUNTY GENERAL PLAN POPULATION COMPOSITION BY RACE, 1960, 1970, 1975

Race	1960		1970	Percent of Total		1975	Percent of Total	
		Percent of Total						
White	8,484	73.0%	9,550	68.8%		11,944	78.4%	
Black	19	.2	17	.1		67	.5	
Spanish Surname	2,827	24.3	3,751	27.0		2,653	17.4	
Other	288	2.5	571	4.1		564	3.7	
TOTAL	11,618	100.0%	13,899	100.0%		15,228	100.0%	

Source: U.S. Bureau of the Census
1975 Contra Costa County Special Census.

TABLE A-3
EAST COUNTY GENERAL PLAN SUMMARY OF HOUSING STATISTICS
APRIL, 1970

CENSUS TRACT

HOUSING INDICATORS	3010		3020		3031		3032		3040		TOTAL		COUNTY TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<u>Total Dwelling Units</u>	1,177	100.0%	1,470	100.0%	1,102	100.0%	655	100.0%	448	100.0%	4,852	100.0%	178,384	100.0%
Year Round	1,167	99.2	1,466	99.8	1,077	97.7	650	99.2	443	98.9	4,803	98.9	178,312	99.9
Seasonal & Migratory	10	0.8	4	0.2	25	2.3	5	0.8	5	1.1	49	1.1	72	0.1
<u>Occupied</u>	827	70.3	1,411	96.0	1,032	93.6	629	96.0	426	95.1	4,325	89.1	172,951	96.9
Owner Occupied	650	78.6	879	62.3	602	54.6	417	66.3	252	59.1	2,800	64.7	120,018	69.4
Renter Occupied	177	21.4	532	37.7	430	29.0	212	33.7	174	40.9	1,525	35.3	52,933	30.6
<u>Vacant Units</u>	350	29.7	59	4.0	70	6.4	26	4.0	22	4.9	527	10.9	5,433	3.1
<u>Median House Values</u>	\$21,300		\$17,300		\$18,500		19,200		\$18,200		\$18,900		\$25,700	
<u>Median Contract Rent</u>	\$86		\$66		\$69		\$66		\$72		\$70		\$124	

Source: Prepared from 1970 Census Bureau data by Contra Costa County Planning Department.

TABLE A-4
EAST COUNTY GENERAL PLAN HOUSING INVENTORY, 1970-1975

Census Tract	Single Family		Multi-Family (2-4 in structure)		Multi-Family Units (5+ in building)		Mobile Homes		Total Units	
	4/1/70	4/10/75	4/1/70	4/10/75	4/1/70	4/10/75	4/1/70	4/10/75	4/1/70	4/10/75
3010	821	829	82	124	8	0	237	231	1,148	1,208
3020	1,241	1,395	118	95	34	44	135	258	1,528	1,793
3031	969	1,155	53	93	65	183	9	32	1,096	1,464
3032	500	664	70	72	9	8	75	161	654	905
3040	350	448	25	21	--	--	62	81	437	550
Total	3,881	4,491	348	405	116	235	518	763	4,863	5,920
Percent of Total	79.81%	75.9%	7.16%	6.8%	2.39%	4.0%	10.65%	12.8%	100.0%	100.0%

Source: U.S. Bureau of the Census,
1975 Contra Costa County Special Census.

TABLE A-5
EAST COUNTY GENERAL PLAN POVERTY LEVEL AND HOUSING INDICATORS
APRIL, 1970

	<u>East County</u>
Total Families	3,831.0
Families Below Poverty Level	506.0
Percent of Total Families Below Poverty Level	13.2%
Total Families in Housing Authority Units	210.0
Percent of Poverty Level Families in Housing Authority Units	41.5%

Source: U.S. Bureau of the Census.

TABLE A-6
EAST COUNTY GENERAL PLAN CONTRA COSTA HOUSING AUTHORITY UNITS
JANUARY 1, 1970 to JANUARY 1, 1974

Area	TOTAL OCCUPIED UNITS	
	1/1/70	1/1/74
CONVENTIONAL HOUSING		
Brentwood Area	44	44
Oakley	30	30
Oakley (elderly only)	40	40
TOTAL	114	114
LEASED HOUSING		
Oakley Area	96	137
TOTAL	96	137
TOTAL EAST COUNTY	210	251

Source: Contra Costa County Housing Authority.

APPENDIX B

TABLE B-1
EAST COUNTY GENERAL PLAN
EXISTING LAND USE (1974)

LAND USE CATEGORY	ACRES
RESIDENTIAL	2,223
Single Family and Related	1,999
Multiple Family and Related	36
Mobile Home	61
Mobile Home Park	114
Group Quarters	13
COMMERCIAL	490
Retail Business and Related	235
Commercial/Recreation	255
INDUSTRIAL	591
Light Industry	137
Heavy Industry	104
Mineral Extraction	350
PUBLIC/SEMI-PUBLIC	716
Public/Semi-Public	213
Utilities	503
OPEN SPACE	111,703
Agricultural	99,201
Intensive	56,549
Extensive	42,652
Vacant	8,860
Water	3,312
Recreation	330
OTHER	1,829
Roads and Streets	1,618
Railroad	211
TOTAL ACREAGE	117,552

Source: Contra Costa County Planning Department.

TABLE B-2
EAST COUNTY GENERAL PLAN
AGRICULTURAL CORE AREA PRIME SOILS

SOIL TYPE	CLASS*
Brentwood Clay Loam, Wet (Bc)	I-1
Brentwood Clay Loam, 0-2 Percent Slope (Bb)	IIw-2
Capay Clay, 0-2 Percent Slope (CaA)	IIs-5
Capay Clay, Wet, 0-2 Percent Slope (CbA)	IIw-5
Clear Lake Clay (Cc)	IIs-5
Rincon Clay Loam, 0-2 Percent Slope (RbA)	IIs-3
Rincon Clay Loam, Wet, 0-2 Percent Slope (RcA)	IIw-2
Sorrento Silty Clay Loam (Sm)	I-1
Sorrento Silty Clay Loam, Sand Substratum	IIs-0
Sycamore Silty Clay Loam (So)	I-1
Sycamore Silty Clay Loam, Clay Substratum (Sp)	IIw-2

*Capability classes of the U.S. Soil Conservation Service are indicated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use, defined as follows:

Class I soils have few limitations that restrict their use.

Class II soils have some limitations that reduce the choice of plants that require moderate conservation practices.

Source: U.S. Soil Conservation Service.

APPENDIX C

TABLE C-1
EAST COUNTY GENERAL PLAN
EXISTING SCHOOL FACILITIES, 1975

District and Facility	Capacity and Utilization				Year Built and Last Addition	Number of Classrooms	Site Size (Acres)	Building and Site		Recreation Facilities
	Grades	Capacity	Fall, 1975 Enroll- ment	Percent Utilization				Reported Condition	Reported Expansion Potential	
Brentwood Union										
Brentwood	K-4	600	595	99	1936/1967	21	7	Fair	Poor	Ballfield, Courts, Playground
Edna Hill	6-8	530	481	90	1948/1967	18	9.5	Good	Good	Ballfield, Courts, Playground
Garin	4-5	180	187	103	1970/	6	9.5	Good	Good	Ballfield, Limited Playground
Byron Union										
Byron	1-8	340	276	81	1948/1968	13	10	Good	Fair	Ballfield, Courts, Playground, Multi-Use Room
Knightsen Union										
Knightsen	1-8	300	287	95	1936/1963	10	9	Good	Fair	Ballfield, Courts, Playground, Swimming Pool
Oakley Union										
Gehringer	K-3	480	388	80	1958/1972	16	15	Good	Good	Ballfield, Courts, Playground
Oakley	4-8	700	553	76	1938/1965	26	15	Good	Good	Ballfield, Courts, Playground, Gymnasium
Liberty Union										
Liberty	9-12	1,200	1,482	101	1945/1971	50	43	Good	Good	Gymnasium, Pool, Tennis Courts, Athletic Fields

Source: School Districts; Compiled by Contra Costa County Planning Department.

TABLE C-2
EAST COUNTY GENERAL PLAN
PLANNED LAND USE

LAND USE	ACRES
AGRICULTURE	100,578
Agricultural Core	14,571
Agriculture Recreation	32,111
Agriculture Residential	53,896
PLANNED COMMUNITY	8,893
Oakley/Sand Hill	5,225
Discovery Bay	1,783
Brentwood (Incorporated) and Sphere	1,669
Byron	143
Knightsen	73
RECREATION COMMUNITY	1,625
Bethel Island/Sand Mound Slough	1,625
INDUSTRY	551
RECREATION	719
PUBLIC/SEMI-PUBLIC	245
WATER AREAS	4,941
TOTAL	117,552

Source: Contra Costa County Planning Department, April 1978.

TABLE C-3
EAST COUNTY GENERAL PLAN, PLANNED LAND USE ON A COMMUNITY BASIS

	LAND USE (IN ACRES)					Urban/ Rural
	Single Family Residential	Multiple Family Residential	Light Industry	Commercial	Public/ Semi-Public	
<u>Planned Community</u>						
Oakley/Sand Hill	4,757	156	56	189	72	
Knightsen	39	--	23	2	9	
Byron	105	11	10	9	8	
Discovery Bay	1,451	91	--	134	107	
Brentwood	1005	--	--	--	--	664
<u>Recreation Community</u>						
Bethel Island/Sand Mound Slough	1,431	49	--	144		

Source: Contra Costa County Planning Department, April 1978

GENERAL PLAN AMENDMENT

OAKLEY AREA

This amendment to the Land Use Element of the County General Plan covers areas near Oakley in East County. The amendment was initiated in response to several requests to review the General Plan in the Oakley area.

The amendment increases residential densities in two areas; approximately 140 acres lying on the west side of Empire Avenue, and approximately 490 acres located south of the Contra Costa Canal, including about 65 acres south of Laurel Road on both sides of Highway 4. In these acres the designation is changed from Single Family Residential - Low Density to Single Family Residential - Medium Density.

The amendment changes the land use designation of approximately 35 acres lying between the Marsh Creek Channel and the Southern Pacific Railroad right-of-way from Agriculture - Residential to Mobile Home Park.

The amendment includes certain areas, as shown on attached Map B, in the Primary Growth Area. The designation Interim Agriculture is removed from these areas.

LAND USE ELEMENT

1. Density

Change the designation from "Single Family Residential - Low Density" to "Single Family Residential - Medium Density" for approximately 730 acres of land as shown on the attached Map A.

Single Family Residential - Medium Density (3-5 Units/Net Acre)

This designation is for areas which are located on the periphery of the downtown areas of the Knightsen and Byron communities. It allows for a transition between Agriculture - Residential use and high density single family uses. It is also applied in the Oakley community, where it provides a transition from Single Family Residential - High Density to Single Family Residential - Low Density.

2. Land Use Designation

An approximately 35 acre parcel lying between the Marsh Creek Channel and the Southern Pacific Railroad right-of-way, and north of the alignment of Laurel Road, is changed from Agriculture - Residential to Mobile Home Park.

Mobile Home Park (13-21 Units/Net Acre)

The Mobile Home Park designation adds to the range of housing options available in Oakley. The density range allows the provision of recreation, adequate parking, landscaping, and other amenities consistent with the character of other residential land uses in Oakley. T-1 zoning conforms with this land use category.

3. Phasing of Growth

The Phasing of Growth area in the Oakley community area is modified to include certain areas in the Primary Growth Area.

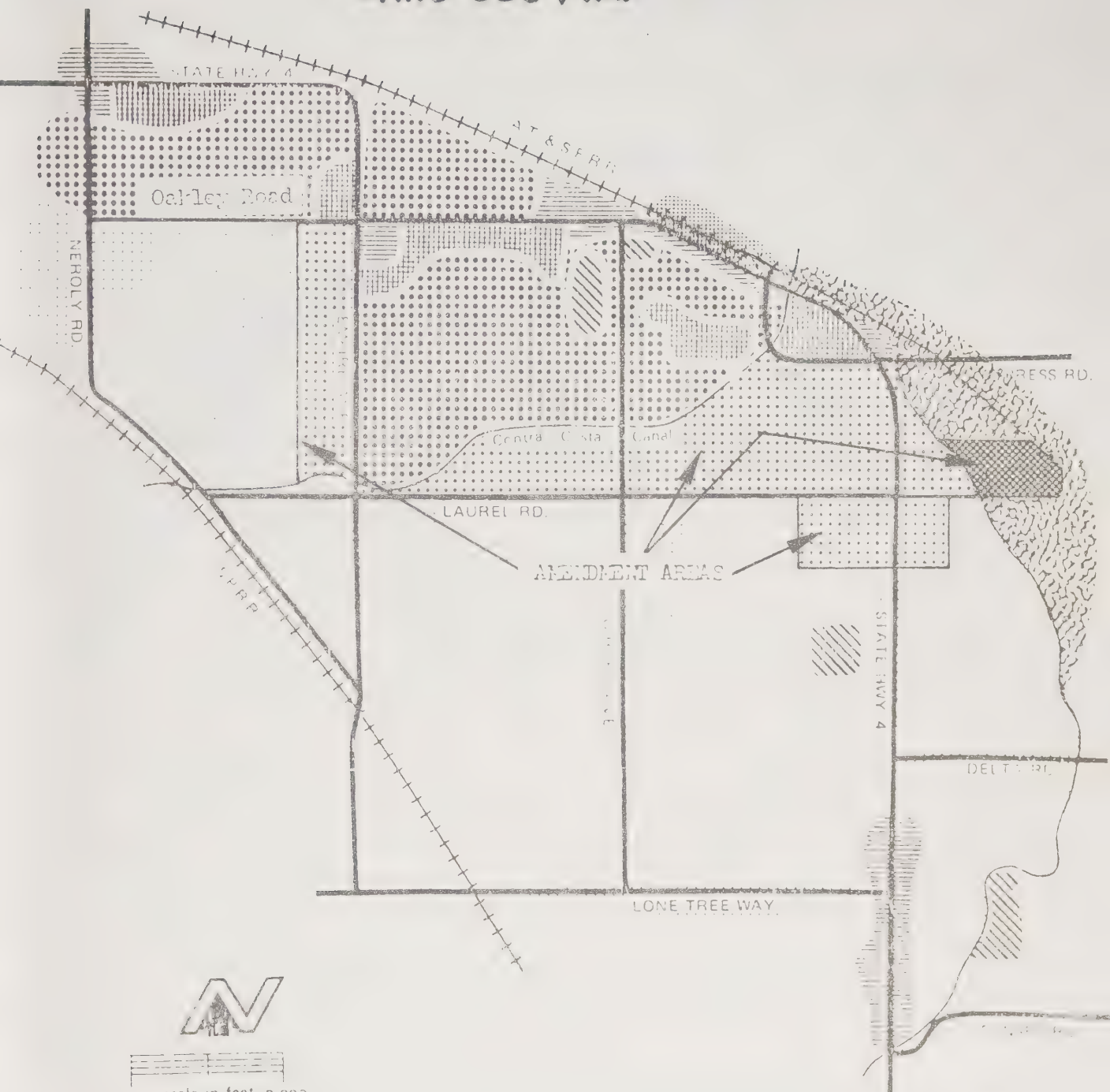
The area now included in the Primary Growth Area is the area lying south of the Contra Costa Canal and east of Empire Avenue, as shown on Map B. The designation Interim Agriculture is removed from this Area.

All other land use designations and General Plan elements remain as they were adopted in the East County Area General Plan.

9-19-79

EAST COUNTY AREA GENERAL PLAN OAKLEY AREA PLAN AMENDMENT LAND USE MAP

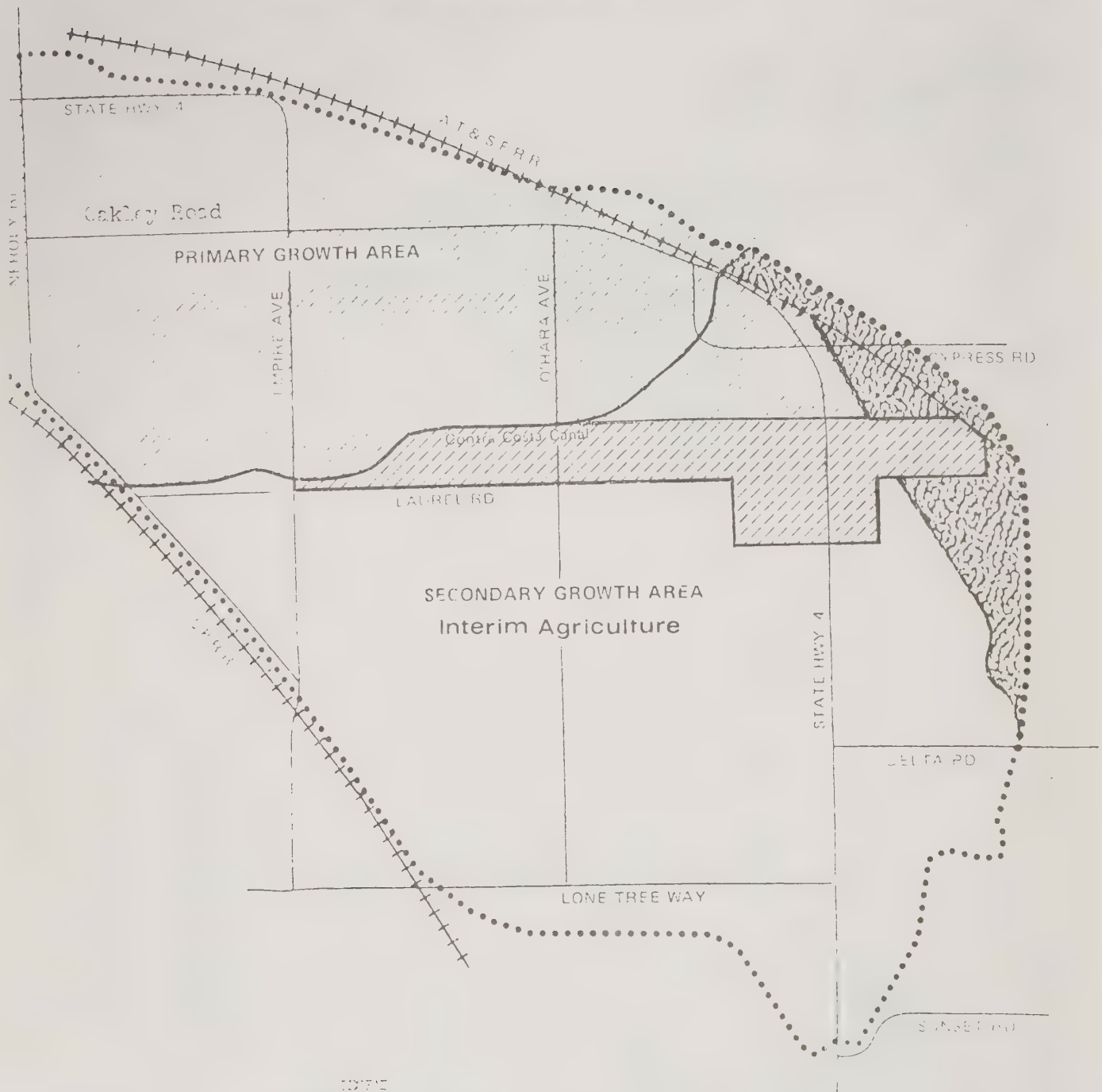
MAP A





- LEGEND**
- Single Family Residential - Low Density
 - Single Family Residential - Medium Density
 - Single Family Residential - High Density
 - Multiple Family Residential - Medium Density
 - Mobile Home
 - Commercial
 - Light Industry
 - Public & Semi-Public
 - Agriculture Residential

EAST COUNTY AREA GENERAL PLAN OAKLEY AREA PLAN AMENDMENT PHASING OF GROWTH

MAP 3



- LEGEND
-  Agriculture Pres. Critical
 -  Amendment Area



East County Area General Plan

Scale: 1" = 1/2 mile

GENERAL PLAN AMENDMENT
DISCOVERY BAY COMMUNITY PLAN
EAST COUNTY AREA GENERAL PLAN

This is an amendment to the Land Use Element of the County General Plan for the Discovery Bay area, as depicted in the East County Area General Plan.

The Circulation Element of the East County Area General Plan is not affected by this amendment although several streets identified on the Discovery Bay Community Plan Map have been changed. This general plan amendment was initiated in response to a request from the Hofmann Company to modify the land use and circulation pattern of the approved development plan for Discovery Bay. The amendment provides several general plan land use designations to accommodate the modified development plan request. This amendment covers the entire Discovery Bay Community.

The amendment changes to the Land Use Element include:

1. A change in housing type by increasing the number of townhouses-multiple family units and reducing the number of single family units;
2. A redistribution of proposed recreation commercial uses with a separate defined marina area land use;
3. A re-alignment of Discovery Bay Boulevard and a change in the interior circulation network of the project;
4. A reduction in the golf course area and realignment of this land use of Discovery Bay Boulevard to provide for scenic views of the lagoon areas to the west and an increase in area devoted to water.

LAND USE ELEMENT

This amendment to the Land Use Element for the Discovery Bay Community utilizes the standard land use categories of the County, with the exception of the Commercial Recreation category which was created especially for this planned community. These land use categories reflect approximate locations only; their precise locations will be considered through review of the project. Locations are considered to be general. The land use plan is shown on the attached Map (Map 3).

1. Single Family Residential - High Density (5-7 units/net acre)

The designation provides for single family residential lagoon lots, golf course lots and non-golf course lots.

2. Multiple Family Residential - Low Density (7-12 units/net acre)

This land use designation provides for both townhouses and multiple family housing types. It includes the approved marina condominium development and those townhouses-multiples fronting the golf course and marina.

3. Commercial

This general commercial designation provides for a variety of highway, neighborhood and community commercial uses.

4. Commercial Recreation

This designation applies to commercial areas oriented around the golf course and marina. These allowable uses include a yacht and raquetball club, golf clubhouse and pro-shop, restaurant and public launch ramp or other similar uses. The area identified near the marina also provides for an apartment or motel site.

5. Office

An office area is separately designated to provide for professional, administrative and general business offices.

6. General Open Space

This designation provides for areas used for the golf course and driving range.

7. Park and Recreation

Three parks are designated in the Discovery Bay Community Plan area. These include a Highway 4/Greenbelt Linear Park, and parks located in the southwest corner and northeast area of the community.

8. Water

This designation includes both the water area lagoons and marina water area.

9. Public/Semi-Public

This designation provides for major lands (except parks) owned publicly or semi-publicly including the sites of two primary school, future expansion of the sewer treatment facility, a fire station, levee drainage along the eastern border and a Bureau of Reclamation public right of way in the southwest corner.

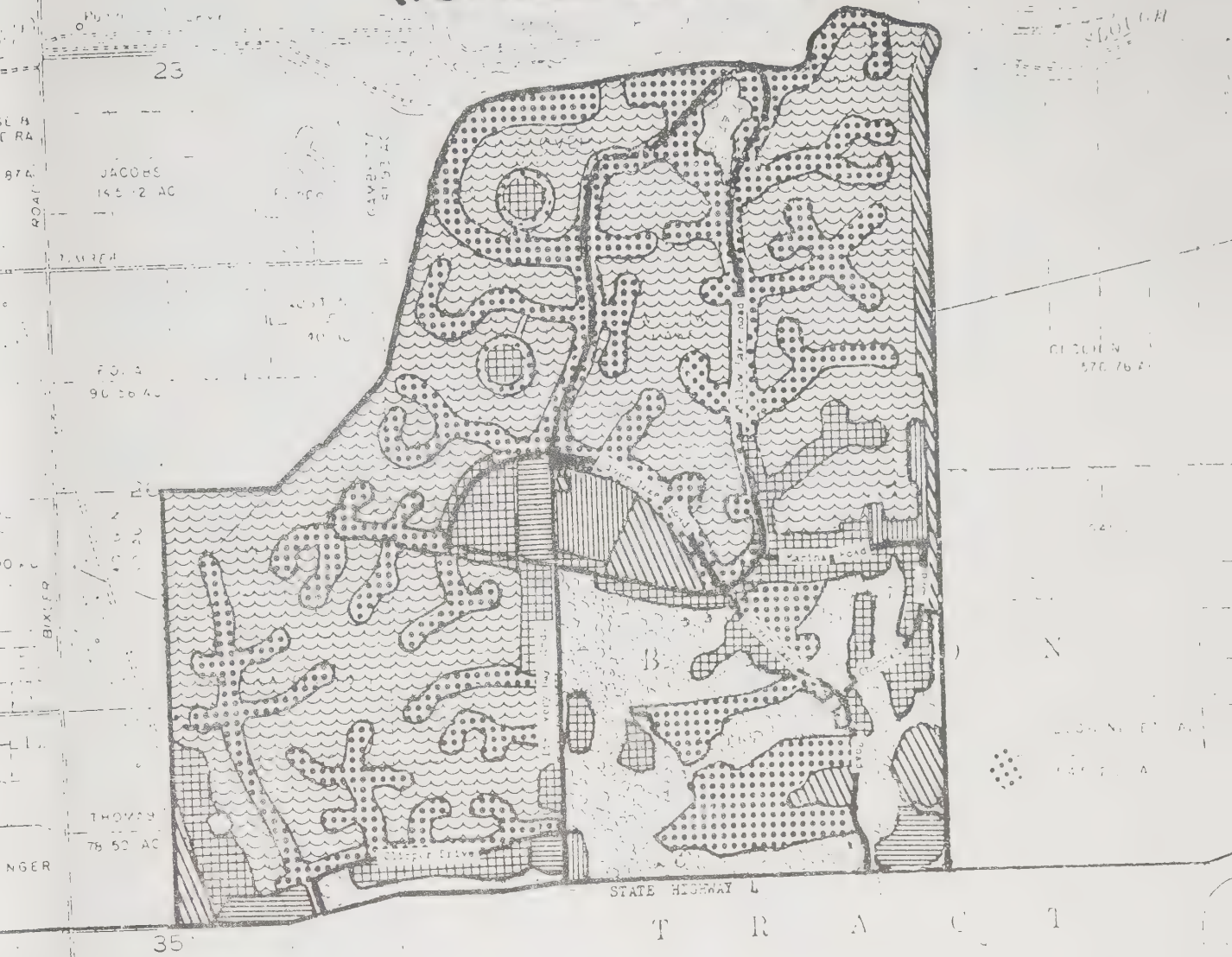
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5-8-80
5-9-80
5-20-80

MAP 3

GENERAL PLAN AMENDMENT REQUEST

DISCOVERY BAY COMMUNITY PLAN

(HOFMANN COMPANY)



LEGEND

- Single Family Residential - High Density
- Multiple Family Residential - Low Density
- Commercial
- Commercial Recreation
- Office
- Public & Semi-Public
- Water
- General Open Space
- Parks & Recreation

N.3E 1W4E
S3E 1S4E

DISCOVERY BAY COMMUNITY PLAN



N
1"=2000'

EAST COUNTY AREA GENERAL PLAN
AMENDMENTS

<u>NAME</u>	<u>RÉFERENCE NUMBER</u>
Oakley Area	1979-2E
Discovery Bay	1980-1D
Big Break	1981-1E
Hofmann-Miller	1983-1A
Oakley Consolidated	1983-1C

GENERAL PLAN AMENDMENT

OAKLEY AREA

This amendment to the Land Use Element of the County General Plan covers areas near Oakley in East County. The amendment was initiated in response to several requests to review the General Plan in the Oakley area.

The amendment increases residential densities in two areas; approximately 140 acres lying on the west side of Empire Avenue, and approximately 490 acres located south of the Contra Costa Canal, including about 65 acres south of Laurel Road on both sides of Highway 4. In these acres the designation is changed from Single Family Residential - Low Density to Single Family Residential - Medium Density.

The amendment changes the land use designation of approximately 35 acres lying between the Marsh Creek Channel and the Southern Pacific Railroad right-of-way from Agriculture - Residential to Mobile Home Park.

The amendment includes certain areas, as shown on attached Map B, in the Primary Growth Area. The designation Interim Agriculture is removed from these areas.

LAND USE ELEMENT

1. Density

Change the designation from "Single Family Residential - Low Density" to "Single Family Residential - Medium Density" for approximately 630 acres of land as shown on the attached Map A.

Single Family Residential - Medium Density (3-5 Units/Net Acre)

This designation is for areas which are located on the periphery of the downtown areas of the Knightsen and Byron communities. It allows for a transition between Agriculture - Residential use and high density single family uses. It is also applied in the Oakley community, where it provides a transition from Single Family Residential - High Density to Single Family Residential - Low Density.

2. Land Use Designation

An approximately 35 acre parcel lying between the Marsh Creek Channel and the Southern Pacific Railroad right-of-way, and north of the alignment of Laurel Road, is changed from Agriculture - Residential to Mobile Home Park.

Mobile Home Park (13-21 Units/Net Acre)

The Mobile Home Park designation adds to the range of housing options available in Oakley. The density range allows the provision of recreation, adequate parking, landscaping, and other amenities consistent with the character of other residential land uses in Oakley. T-1 zoning conforms with this land use category.

3. Phasing of Growth

The Phasing of Growth area in the Oakley community area is modified to include certain areas in the Primary Growth Area.

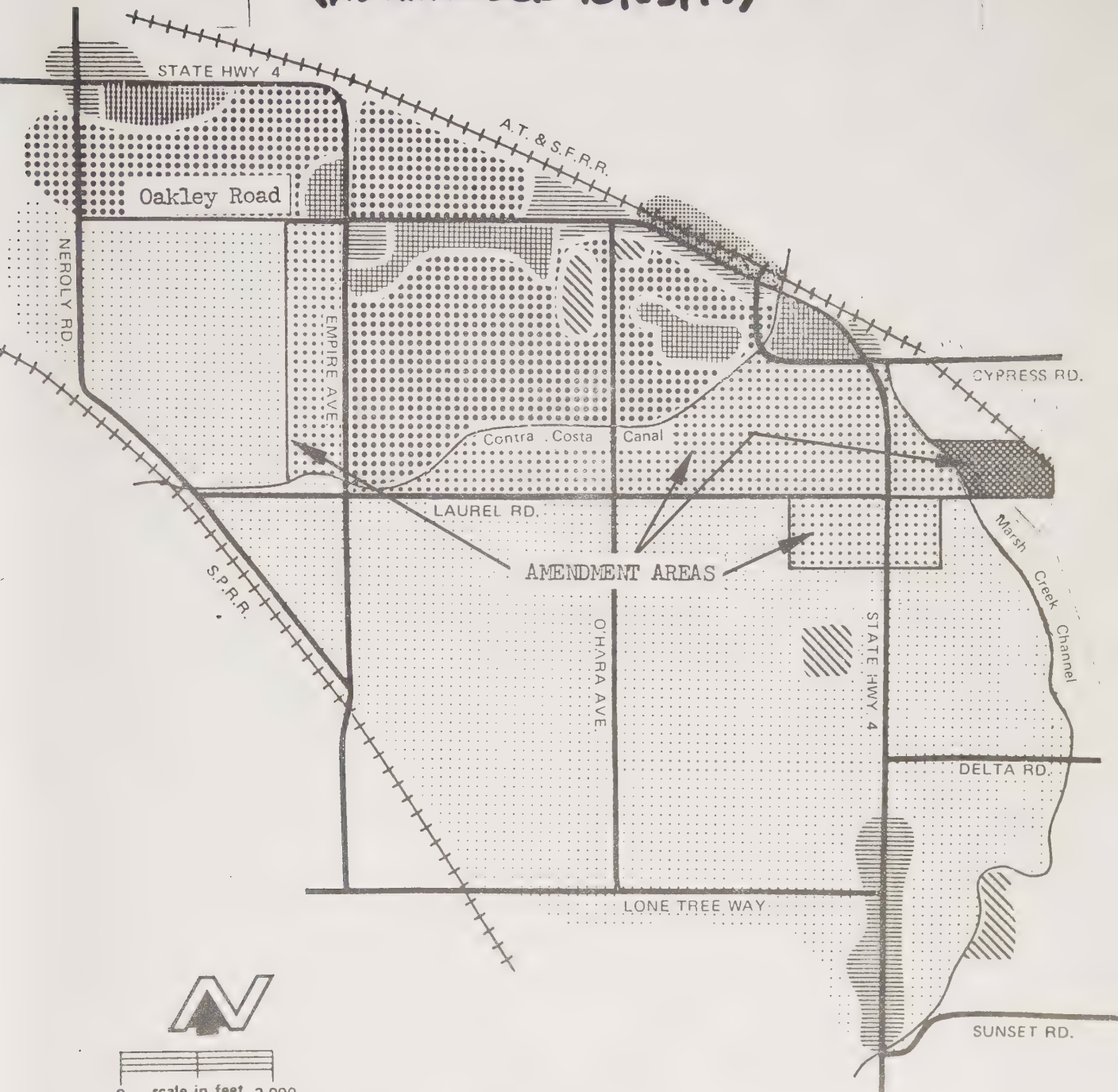
The area now included in the Primary Growth Area is the area lying south of the Contra Costa Canal and east of Empire Avenue, as shown on Map B. The designation Interim Agriculture is removed from this Area.

All other land use designations and General Plan elements remain as they were adopted in the East County Area General Plan.

9-19-79









10-29-79

OAKLEY COMMUNITY PLAN (AS AMENDED 10/23/79)



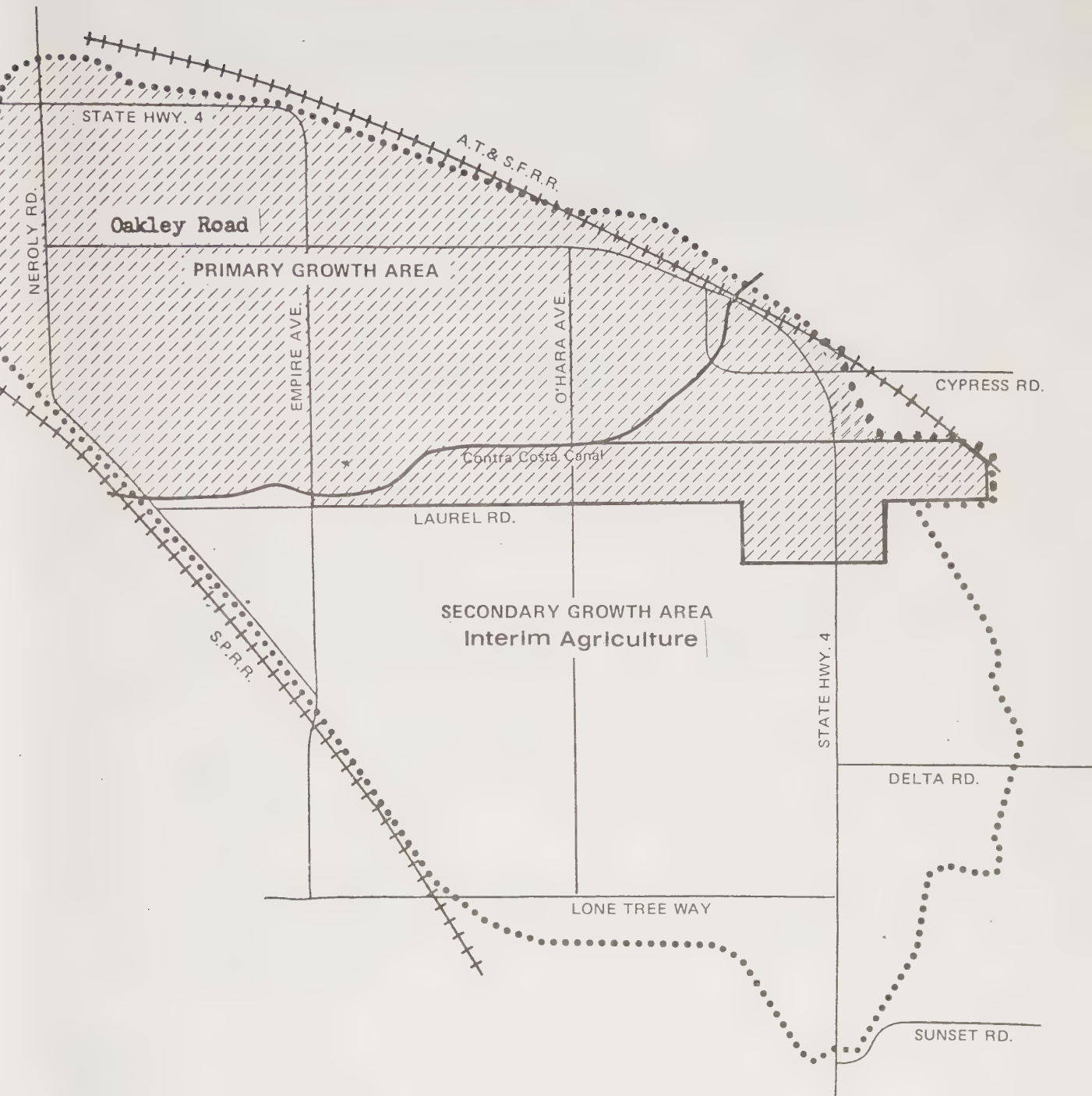
0 scale in feet 3,000

LEGEND

-  Single Family Residential - Low Density
-  Single Family Residential - Medium Density
-  Single Family Residential - High Density
-  Multiple Family Residential - Medium Density
-  Mobile Home
-  Commercial
-  Light Industry
-  Public & Semi-Public

See Brentwood Community Plan

PHASING OF GROWTH (AS AMENDED 10/23/79)



0 scale in feet 3,000

3. Commercial

This general commercial designation provides for a variety of highway, neighborhood and community commercial uses.

4. Commercial Recreation

This designation applies to commercial areas oriented around the golf course and marina. These allowable uses include a yacht and raquetball club, golf clubhouse and pro-shop, restaurant and public launch ramp or other similar uses. The area identified near the marina also provides for an apartment or motel site.

5. Office

An office area is separately designated to provide for professional, administrative and general business offices.

6. General Open Space

This designation provides for areas used for the golf course and driving range.

7. Park and Recreation

Three parks are designated in the Discovery Bay Community Plan area. These include a Highway 4/Greenbelt Linear Park, and parks located in the southwest corner and northeast area of the community.

8. Water

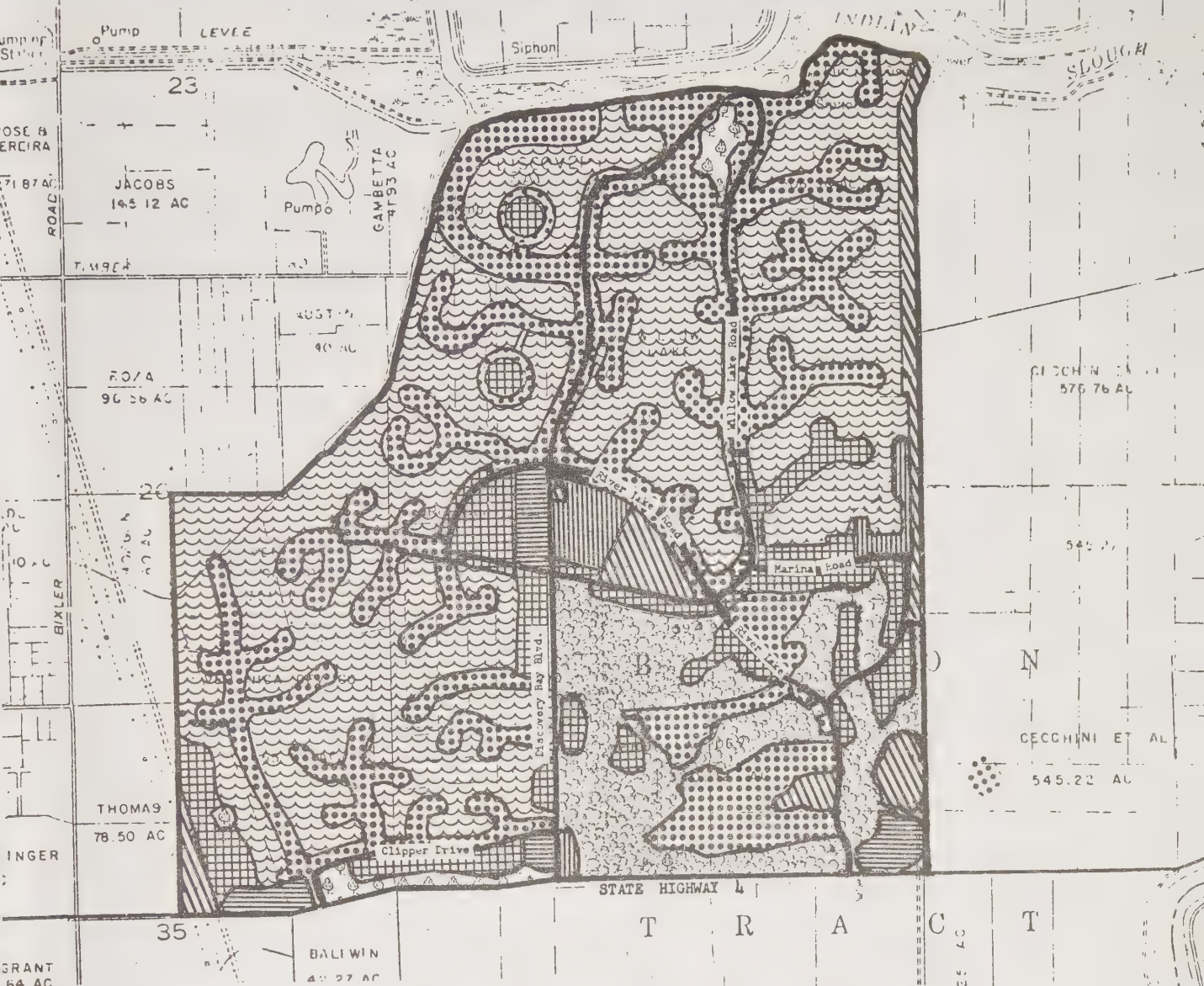
This designation includes both the water area lagoons and marina water area.

9. Public/Semi-Public

This designation provides for major lands (except parks) owned publicly or semi-publicly including the sites of two primary school, future expansion of the sewer treatment facility, a fire station, levee drainage along the eastern border and a Bureau of Reclamation public right of way in the southwest corner.

SP:ag3
5-8-80
5-9-80
5-20-80

DISCOVERY BAY GENERAL PLAN AMENDMENT



LEGEND

- Single Family Residential - High Density
- Multiple Family Residential - Low Density
- Commercial
- Commercial Recreation
- Office
- Public & Semi-Public
- Water
- General Open Space
- Parks & Recreation

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NAILER CO

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1" = 2000'

CONTRA COSTA CO
SAN JOSE
LEVEE
OLD

GENERAL PLAN AMENDMENT
DISCOVERY BAY COMMUNITY PLAN
EAST COUNTY AREA GENERAL PLAN

This is an amendment to the Land Use Element of the County General Plan for the Discovery Bay area, as depicted in the East County Area General Plan.

The Circulation Element of the East County Area General Plan is not affected by this amendment although several streets identified on the Discovery Bay Community Plan Map have been changed. This general plan amendment was initiated in response to a request from the Hofmann Company to modify the land use and circulation pattern of the approved development plan for Discovery Bay. The amendment provides several general plan land use designations to accommodate the modified development plan request. This amendment covers the entire Discovery Bay Community.

The amendment changes to the Land Use Element include:

1. A change in housing type by increasing the number of townhouses-multiple family units and reducing the number of single family units;
2. A redistribution of proposed recreation commercial uses with a separate defined marina area land use;
3. A re-alignment of Discovery Bay Boulevard and a change in the interior circulation network of the project;
4. A reduction in the golf course area and realignment of this land use of Discovery Bay Boulevard to provide for scenic views of the lagoon areas to the west and an increase in area devoted to water.

LAND USE ELEMENT

This amendment to the Land Use Element for the Discovery Bay Community utilizes the standard land use categories of the County, with the exception of the Commercial Recreation category which was created especially for this planned community. These land use categories reflect approximate locations only; their precise locations will be considered through review of the project. Locations are considered to be general. The land use plan is shown on the attached Map (Map 3).

1. Single Family Residential - High Density (5-7 units/net acre)

The designation provides for single family residential lagoon lots, golf course lots and non-golf course lots.

2. Multiple Family Residential - Low Density (7-12 units/net acre)

This land use designation provides for both townhouses and multiple family housing types. It includes the approved marina condominium development and those townhouses-multiples fronting the golf course and marina.

GENERAL PLAN AMENDMENT
BIG BREAK, OAKLEY AREA
CONTRA COSTA COUNTY, CALIFORNIA

INTRODUCTION

This amendment to the County General Plan pertains to the Land Use Element. The amendment area is approximately 300 acres in size located northerly of the existing community of Oakley. The boundary area of the amendment is shown on the attached map. The boundary lines between land use categories are imprecise and should be interpreted flexibly.

AMENDMENT PROPOSALS

This amendment changes the land use classification of the subject area from Industrial and Agricultural-Recreational to the following classifications:

- Single Family Residential - High Density for the southerly portion of the site.
- Parks and Recreation for the marsh lands and adjoining upland areas.
- Public and Semi-Public for the lands set aside for the sewage treatment facilities.
- That a school site symbol be shown on the plan map.

LAND USE CATEGORY DEFINITIONS

The definition of the Land Use Element categories utilized in this amendment are as follows:

Single Family Residential - High Density

This category will provide for single family or clustered homes with densities of 5-7 units per net acres. Density in this area may vary to provide for a diversity of appearance and intensity and to serve to enhance the environmental aspects of the site. Therefore, an option is provided to allow for multiple family residential type housing with increased densities all subject to and determined through the project review process. The intent of this category is to encourage creative design of this site. The preferred method of implementing this Plan is through the Planned Unit District application.

Parks and Recreation

This designation reflects land which should be dedicated to a public agency to receive permanent protection of its valuable marsh habitat. The exact boundaries of the site will be resolved upon review of development plans on the property.

Public/Semi-Public

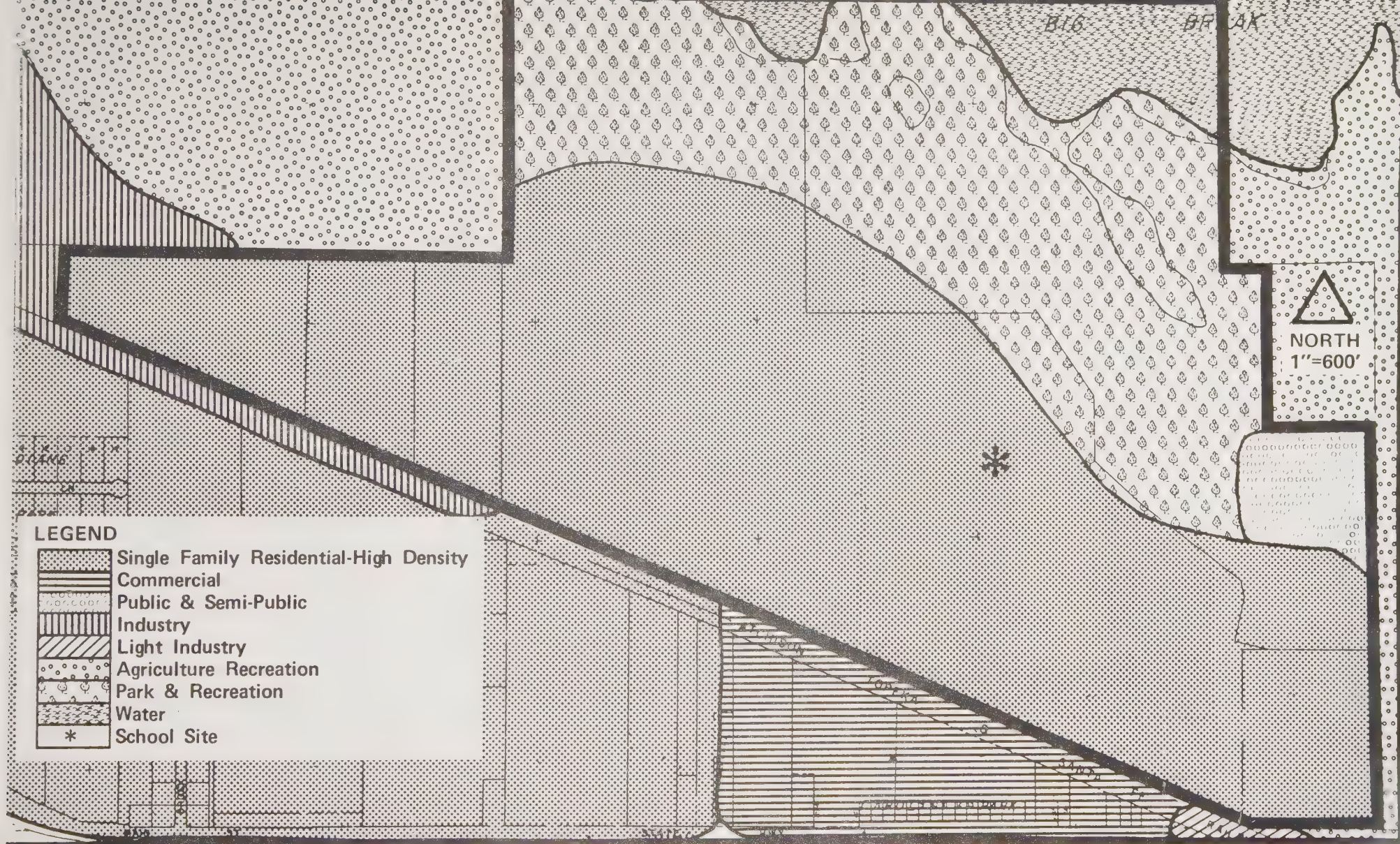
This category reflects the proposed sewage facilities in the area. A proposed school site is located by a symbol until a need for such a facility and its exact location is determined through the development review process.

Water

This reflects the existing water areas of the property.

INFRASTRUCTURE CONSIDERATIONS

Before a rezoning of property, a division of property or the issuance of a discretionary permit, it must be found that the following public improvements or services are in place or adequately assured: water by publicly owned system, sewer by publicly owned system, roads including overcrossings if necessary, drainage facilities, schools, fire and police protection facilities and recreation or park facilities.



AMENDMENT TO THE COUNTY GENERAL PLAN • BIG BREAK AREA

I HEREBY CERTIFY THAT THIS AMENDMENT TO THE CONTRA COSTA COUNTY GENERAL PLAN WAS APPROVED BY THE COUNTY PLANNING COMMISSION ON JULY 14, 1981.

Andrew H. Young

I HEREBY CERTIFY THAT THIS AMENDMENT TO THE CONTRA COSTA COUNTY GENERAL PLAN WAS ADOPTED BY THE BOARD OF SUPERVISORS ON OCTOBER 6, 1981.

Vera Nelson, Deputy Clerk

HOFMANN-MILLER
GENERAL PLAN AMENDMENT
CONTRA COSTA COUNTY, CALIFORNIA

INTRODUCTION

This amendment to the County General Plan pertains to the Land Use Element and the Recreation Element. The amendment area is approximately 83 acres in size, located north of the Santa Fe railroad and fronting on the eastern side of Big Break Road, just north of the community of Oakley. The boundary area of the amendment is shown on the attached map.

AMENDMENT CHANGES

This amendment changes the land use designations for the subject area from Agriculture-Recreation and Industry to the following classifications:

- Single Family Residential - High Density for the majority of the site.
- Parks and Recreation for the north-eastern corner, as a continuation of the upland areas adjoining the Big Break marshes on the adjacent property to the east.

LAND USE CATEGORY DEFINITIONS

The definitions of the Land Use Element categories utilized in this amendment are as follows:

Single Family Residential - High Density

This category will provide for single family or clustered homes with densities of 5-7 units per net acre. Density in this area may vary to provide for a diversity of appearance and intensity, and to serve to enhance the environmental aspects of the site. Therefore, an option is provided to allow for multiple family residential type housing with increased densities all subject to and determined through the project review process. The intent of this category is to encourage creative design of this site. The preferred method of implementing this Plan is through the Planned Unit District application.

Parks and Recreation

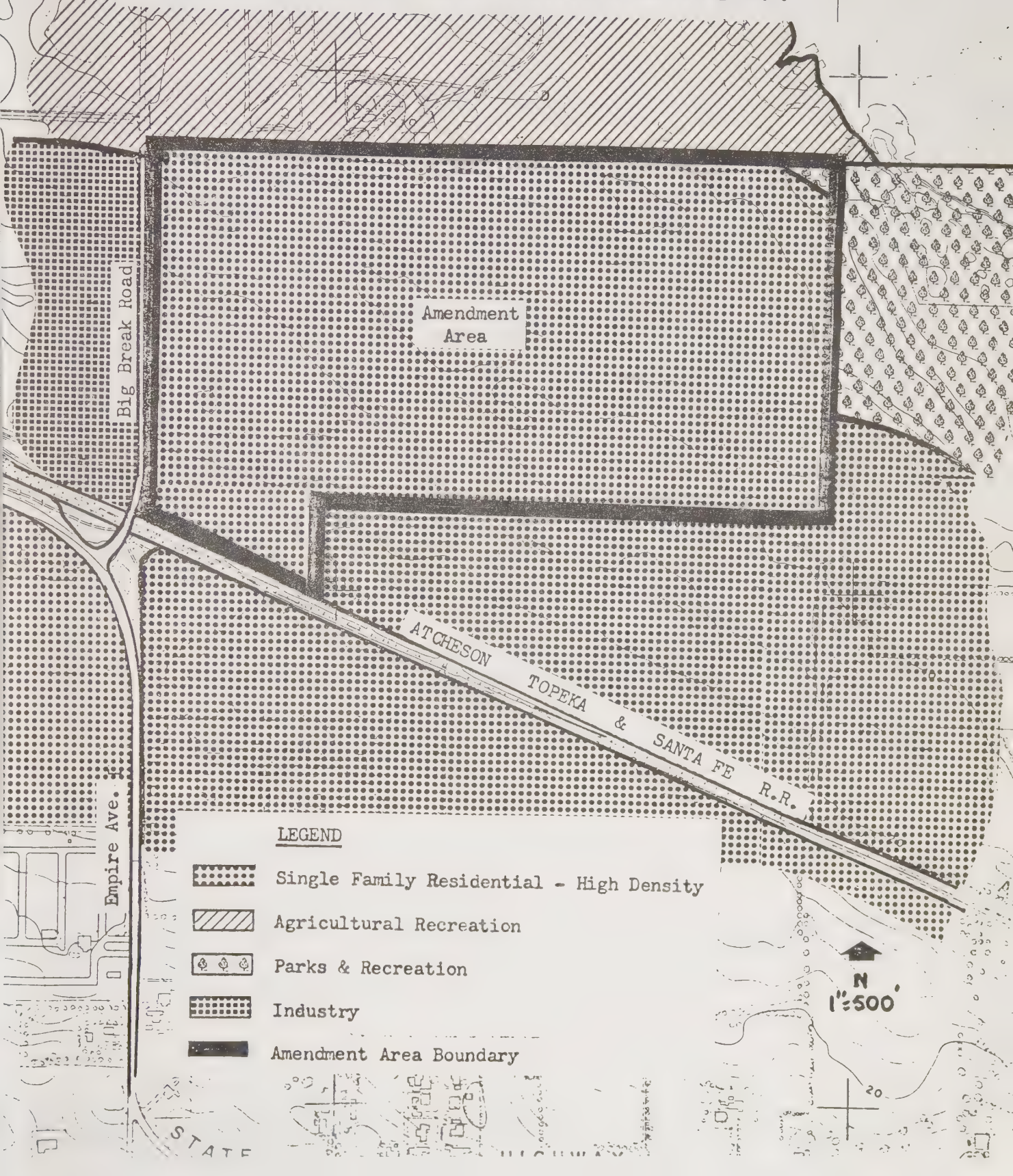
This designation reflects land which should be dedicated to a public agency to receive permanent protection of its valuable marsh habitat. The exact boundaries of the site will be resolved upon review of development plans on the property.

INFRASTRUCTURE CONSIDERATIONS

Before a rezoning of property, a division of property or the issuance of a discretionary permit, it must be found that the following public improvements or services are in place or adequately assured: water by a publicly owned system, sanitary sewerage by a publicly owned system, roads (including railroad overcrossings where necessary), drainage facilities, schools, fire and police protection facilities, and recreation or park facilities.

Every effort should be made in the design of projects in this General Plan area and in the development of project maps to evenly balance operational costs of various urban and government services with revenue sources.

PROPOSED HOFMANN - MILLER GENERAL PLAN AMENDMENT



OAKLEY CONSOLIDATED GENERAL PLAN AMENDMENT

Contra Costa County, California

1983

INTRODUCTION

This is an amendment to the land use element of the Contra Costa County General Plan, specifically the East County Area General Plan. It covers a portion of the unincorporated community of Oakley and provides for expansion of the Primary Growth Area, increased residential densities and two new community shopping centers. The affected properties lie generally south of the Contra Costa Canal and north of Brownstone Road between Marsh Creek and O'Hara Avenue.

The amendment consists of both this text and the attached map. The two components should be consulted together when interpreting this amendment. The General Plan categories should be interpreted in a flexible manner with special effort taken to provide for transitions to buffer adjacent existing land uses. This provision of buffers will focus on both changes in land use type and on intensities of development.

AMENDMENT CHANGES

This amendment changes the land use designation of the subject properties from Single Family Residential-Medium Density and Interim Agriculture to the following classifications:

- Single Family Residential-Medium Density for 81 acres south of Laurel Road.
- Multiple Family Residential-Medium Density for approximately ten acres near the intersection of Cypress Road and Highway 4.
- Commercial for approximately thirteen acres at the southwest corner of Cypress Road and Highway 4 and seven acres at the northwest corner of Cypress Road and O'Hara Avenue.

LAND USE DESIGNATIONS

Three land use designations are used in the amendment area and are defined below.

Single Family Residential-Medium Density

This category provides for single family, homes at a density of three to five dwelling units per net acre. This designation is applied to easily developable land reasonably close to transportation and shopping facilities. It provides a

transition between higher density areas and areas in low density single family and interim agriculture use.

Multiple Family Residential-Medium Density

Attached dwelling units can be constructed on land with this designation at a density of thirteen to twenty-one dwelling units per net acre. This category allows for a wide range of dwelling types from patio homes at the lower end of the range to townhouses and apartments. This designation is employed near the southwest corner of Cypress Road and Highway 4, adjacent to the new commercial area. The design of the multiple family housing shall be coordinated with that of the community shopping center to provide for pedestrian connections between the two uses and a pleasant field of view from the dwelling units. Particular attention should be paid to site design and building orientation.

Commercial

This designation is placed at the intersection of Cypress Road and Highway 4 and at the intersection of Cypress Road and O'Hara Avenue as indicated on the map. These sites shall be used for community shopping centers. The boundaries of this designation at the Highway 4 site are not intended to be precise, but flexible in terms of the location of commercial uses with respect to the multiple family area. The design of both commercial centers shall be complementary to that of the adjacent housing, with landscaping and site design concepts applied to achieve the highest degree of compatibility between the two types of uses.

INFRASTRUCTURE CONSIDERATIONS

Development allowed under this amendment has the potential to adversely impact public services provision in Oakley. This amendment does not specify the precise mechanisms for assuring the adequate public services and facilities to be provided concurrent with development and allows for flexibility in resolving this issue. It is noted that policies developed from the School Facilities Master Plan and the Fire Facilities Master Plan will serve as guidelines for developing the mechanisms for part of the infrastructure needs. It is also recognized that an overall, comprehensive traffic plan for the Oakley Area is to be developed as a mechanism for further defining the roads and streets infrastructure needs and financing plan.

As policies are adopted by the Board of Supervisors to mitigate the impact of new housing on public services, specific conditions may be placed upon the granting of rezoning of property, division of property, or the issuance of a discretionary permit or a building permit by the County. Prior to the Board adopting policies to carry out the mitigation of public service impacts, those previously approved developments shall be subject to a fee at the time of issuance of a building permit to cover a pro-rata share of the estimated expenses of the East County traffic study.

BF/mbL

